

File #: **2018-126**

Owner's Name: Richard C. Beal

Applicant: Caya Pines Investments, LLC

Agent: N/A

Type of Application: Minor Conditional Use Permit

Key: Big Pine Key

RE #: 00111078.000300

County of Monroe

Planning & Environmental Resources
Department

2798 Overseas Highway, Suite 410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



Board of County Commissioners

Mayor David Rice, District 4
Mayor Pro Tem Sylvia J. Murphy, District 5
Danny L. Kolhage, District 1
George Neugent, District 2
Heather Carruthers, District 3

We strive to be caring, professional, and fair.

Date: JUNE 27, 2018

Dear Applicant:

This is to acknowledge submittal of your application for Minor Conditional Use
Type of application

Caya Pines

Project / Name

to the Monroe County Planning Department.

Richard C. Beal

Received

CK 1036 245.00

CK 1035 8,480.00

CK 1037 5,000.00

Thank you.

Debra Roberts

Planning Staff

Caya Place I

Completed Jan. 2018



Caya Place II

Rendering



Caya Pines Investments LLC

PO Box 430273 / 30641 Overseas Hwy

Big Pine Key, FL 33043

Richard C. Beal

305-395-0965

Email-keyskeet@msn.com

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of 30641 Overseas Hwy. Big Pine Key**

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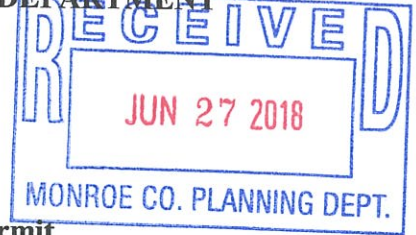
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APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Request for a Minor Conditional Use Permit

An application must be deemed complete and in compliance with the Monroe County Code by the staff prior to the item being scheduled for review.

Minor Conditional Use Permit Application Fee: \$8,480.00

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

Traffic Study Review: \$5,000.00

Date of Application: 6 / 27 / 2018
Month Day Year

Applicant / Agent Authorized to Act for Property Owner: (Agents must provide notarized authorization from all property owners.)

Richard C Beal / Caya Pines Investments LLC
Applicant (Name of Person, Business or Organization)

Richard C. Beal
Name of Person Submitting this Application

30641 Overseas Hwy, Big Pine Key, FL 33043
Mailing Address (Street, City, State and Zip Code)

305-395-0965

Work Phone

305-395-0965

Cell Phone

keyskeet@msn.com

Email Address

Property Owner: (Business/Corp must include documents showing who has legal authorized to sign.)

Richard C. Beal

(Name/Entity)

Richard C Beal

Contact Person

30641 Overseas Hwy Big Pine Key, FL 33043

Mailing Address (Street, City, State and Zip Code)

305-395-0965

Cell Phone

keyskeet@msn.com

Email Address

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet.)

Block	Lot	Subdivision	Key
			Big Pine Key
Real Estate (RE) Number		Alternate Key Number	
00111078-000300		1139106	30.5
Street Address (Street, City, State & Zip Code)			Approximate Mile Marker

APPLICATION

Land Use District Designation of Property: S/C

Present Land Use of Property: Retail, Boat sales and repair

Proposed Land Use of Property: Combined Use and workforce housing

Total Area of Property: 1.2 Acres, 56,352 Sq Ft

Total Upland Area within Property: 100%

If non-residential or commercial floor area is proposed, please provide:

0 Total number of non-residential buildings

0 Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

1 Total number of residential buildings

0 Total number of market-rate units

12 Total number of affordable units

0 Total number of transient units (hotel, recreational vehicle and/or campground)

Has a previous application been submitted for this site within the past two years? ☐ Yes ☒ No

All of the following items must be included in order to have a complete application submission:

(Please check the box as each required item is attached to the application.)

- ☒ Completed application form
- ☒ Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- ☒ Proof of ownership (i.e., Warranty Deed)
- ☒ Current property record card(s) from the Monroe County Property Appraiser
- ☒ Photograph(s) of site from adjacent roadway
- ☒ Written description of project
- ☒ Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 6 sets (at a minimum, survey should include elevations; all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage; and total acreage by habitat)
- ☒ Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– 6 sets (drawn to a scale of 1:10 or 1:20). At a minimum, the site plan should include the following:

- ☒ Date, north point and graphic scale
- ☒ Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
- ☒ All attributes from the boundary survey
- ☒ Future Land Use Map (FLUM) designation(s) of the site
- ☒ Land Use (Zoning) District designation(s) of site
- ☒ Tier designation(s) of the site
- ☒ Flood zones pursuant to the Flood Insurance Rate Map

APPLICATION

- ☒ Setback lines as required by the Land Development Code
 - ☒ Locations and dimensions of all existing and proposed structures, including all paved areas and clear site triangles
 - ☒ Size and type of buffer yards and parking lot landscaping areas, including the species and number of plants (*unless a separate landscape plan showing such is submitted*)
 - ☒ Extent and area of wetlands, open space preservation areas and conservation easements
 - ☒ Delineation of habitat types to demonstrate buildable area on the site, including any heritage trees identified and any potential species that may use the site (certified by an approved biologist and based on the most current professionally-recognized mapping by the U.S. Fish and Wildlife Service) (*unless a separate landscape plan showing such is submitted*)
 - ☒ Location of fire hydrants or fire wells
 - ☒ The location of public utilities, including location of the closest available water supply system or collection lines and the closest available wastewater collection system or collection lines (with wastewater system provider) or on-site system proposed to meet required County and State of Florida wastewater treatment standards
 - ☒ A table providing the total land area of the site, the total buildable area of the site, the type and square footage of all nonresidential land uses, the type and number of all residential dwelling units, the amounts of impervious and pervious areas, and calculations for land use intensity, open space ratio, and off-street parking
- ☒ Landscape Plan by a Florida registered landscape architect – 6 sets (may be shown on the site plan; however, if a separate plan, drawn to a scale of 1:10 or 1:20). At a minimum, the landscaping plan should include the following:
- ☒ Date, north point and graphic scale
 - ☒ Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
 - ☒ Locations and dimensions of all existing and proposed structures, including all paved areas
 - ☒ Open space preservation areas
 - ☒ Existing natural features
 - ☒ Size and type of buffer yards including the species, size and number of plants
 - ☒ Parking lot landscaping including the species, size and number of plants
 - ☒ Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced
 - ☒ Transplantation plan (if required)
- ☒ Stormwater/ Surface Water Management Plan – 6 sets (including existing and proposed topography, all drainage structures, retention areas, drainage swales and existing and proposed permeable and impermeable areas)
- ☒ Building Floor Plans for all proposed structures and for any existing structures to be redeveloped – 6 sets (drawn at an appropriate standard architectural scale)
- ☒ Building Elevations for all proposed structures and for any existing structures to be modified – 6 sets (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure)
- ☒ Traffic Study, prepared by a licensed traffic engineer
- ☒ Transportation fee of \$5,000 to cover the cost of experts hired by the Growth Management Division to review the traffic study (any unused funds deposited will be returned upon permit approval)
- ☒ Construction Management Plan, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging)
- ☒ Typed name and address mailing labels of all property owners within a 600 foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included

APPLICATION

☒ Radius report from Monroe County Property Appraiser supporting the required labels

☒ Proof of Coordination are required from the following:

- ☒ Florida Keys Aqueduct Authority (FKAA)
- ☒ Florida Keys Electric Cooperative (FKEC) or Keys Energy Services
- ☒ Monroe County Office of the Fire Marshal
- ☒ Monroe County Solid Waste Management

FKAA ☐ Florida Department of Health if wastewater flows are less than or equal to 5,000 gallons per day or
Florida Department of Environmental Protection if wastewater flows exceed 5,000 gallons per day

If applicable, the following items must be included in order to have a complete application submission:

(Please check the box as each required item is attached to the application.)

☐ Notarized Agent Authorization

☐ Vegetation Survey or Wetland delineation

☐ Construction Phasing Plan

☐ Additional Proof of Coordination may be required for your project, please contact with the Planning & Environmental Resources Department to identify other agencies expected to review the project. Other agencies may include, but are not limited to:

- ☐ Key West Resort Utilities
- ☐ Key Largo Wastewater Treatment District (KLWTD)
- ☐ South Florida Water Management District (SFWMD)
- ☐ Florida Department of Transportation (FDOT)
- ☐ Florida Department of Environmental Protection (FDEP)
- ☐ Florida Department of State, Division of Historic Resources
- ☐ Florida Game and Freshwater Fish Commission (FGFFC)
- ☐ U.S. Army Corps of Engineers (ACOE)
- ☐ U.S. Fish and Wildlife Service (USFW)

Is there a pending code enforcement proceeding involving all or a portion of the parcel proposed for development:

☐ Yes ☒ No Code Case file # _____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

* * * * *

See Page 5 for Signature and Notary Acknowledgement

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APPLICATION

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: _____

Date: _____

STATE OF _____

COUNTY OF _____

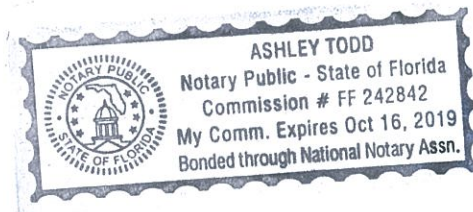
Sworn to and subscribed before me this 25th day of June, 20 18,

by Richard Beal, who is personally known to me OR produced
(PRINT NAME OF PERSON MAKING STATEMENT)

_____ as identification.
(TYPE OF ID PRODUCED)

Signature of Notary Public, State of Florida

Print, Type or Stamp Commissioned Name of Notary Public
My commission expires:



Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050

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MONROE COUNTY
OFFICIAL RECORDS

This Instrument Prepared By,
Record and Return to:
MEYER & ERSKINE
31211 Avenue A
Big Pine Key, FL 33043

FILE #1 2 4 0 2 7 3
BK#1 7 0 2 PG#1 6 3 0

RCD Jun 13 2001 09:35AM
DANNY L KOLBAGE, CLERK

DEED DOC STAMPS 2940.00
06/13/2001 DEP CLK

SPACE ABOVE THIS LINE FOR RECORDING DATA

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made this 25th day of May, 2001, between MARCELLA J. MORTON, GRANTOR*, whose address is Seagrape Lane, Big Pine Key, FL 33043 and RICHARD C. BEAL, whose address is P.O. Box 43273, Big Pine Key, 33043 GRANTEE*;

WITNESSETH, That the said first party, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Monroe, State of Florida, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

THIS INSTRUMENT PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION AND IS BASED ON THE INFORMATION PROVIDED BY THE PARTIES INVOLVED.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above forever.

Witness Signature

JEFFREY B. MEYER

Printed Signature

Sue M. Sapp

Witness Signature

Sue M. Sapp

Printed Signature

Marcella J. Morton

MARCELLA J. MORTON

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 25th day of May, 2001, by MARCELLA J. MORTON, who [] personally known to me or [] produced _____ as identification.

SEAL

Notary Signature

JEFFREY B. MEYER

Printed Notary Signature

My Commission Expires:



Jeffrey B Meyer
My Commission DD017192
Expires April 11, 2005

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EXHIBIT A

A tract of land in the Southwest Quarter of the Northeast Quarter of Section 26, T.66S, R. 29E., on Big Pine Key, Monroe County, Florida, and being more particularly described by metes and bounds as follows:

Commencing at the intersection of the Centerline of U.S. Highway No. 1 and the West line of the Southwest Quarter of the Northeast Quarter of Section 26, T.66S., R.29E., bear South 89 degrees and 52 minutes East, 33 feet; thence bear North 50 feet to a point on the North right of way line of U.S. Highway No. 1; thence bear South 89 degrees and 52 minutes East along said North right of way line of U.S. Highway No. 1, 834.84 feet to the **POINT OF BEGINNING**; thence bear South 89 degrees and 52 minutes East along the North right of way line of U.S. Highway No. 1, 135 feet; thence bear North 417.42 feet; thence bear North 89 degrees and 52 minutes West 135 feet; thence bear South 417.42 feet back to the Point of Beginning, containing 1.292 acres.

AND ALSO:

A tract of land in the Southwest Quarter of the Northeast Quarter of Section 26, T.66S, R.29E., on Big Pine Key, Monroe County, Florida and being more particularly described by metes and bounds as follows: Commencing at the intersection of the Centerline of U.S. Highway No. 1 and the West line of the Southwest Quarter of the Northeast Quarter of Section 29, T.66S, R.29E., bear South 89 degrees and 52 minutes East, 33 feet; thence bear North, 50 feet to a point on the North right-of-way line of U.S. Highway No. 1; thence bear South 89 degrees and 52 minutes East, along said North right-of-way line of U.S. Highway No. 1, 969.84 feet to the **POINT OF BEGINNING** of the tract of land hereinafter described; from said **POINT OF BEGINNING**, continue bearing South 89 degrees and 52 minutes East along the North right-of-way line of U.S. Highway No. 1, 67.16 feet; thence bear North, 75 feet; thence bear South 89 degrees and 52 minutes East, 50 feet; thence bear South 75 feet to a point on the North right-of-way line of U.S. Highway No. 1; thence bear South 89 degrees and 52 minutes East, 18.77 feet; thence bear North, 417.42 feet; thence bear North 89 degrees and 52 minutes West, 135.93 feet; thence bear South, 417.42 feet, back to the **POINT OF BEGINNING**.

MONROE COUNTY
OFFICIAL RECORDS

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Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00111078-000300
 Account # 1139106
 Property ID 1139106
 Millage Group 100H
 Location 30641 OVERSEAS Hwy , BIG PINE KEY
 Address
 Legal 26 66 29 BIG PINE KEY PT W1/2 OF NE1/4 OR536-1064 OR1096-1285
 Description OR1150-578/79 OR1591-1674 OR1702-1630/31Q/C
 (Note: Not to be used on legal documents)
 Neighborhood 10050
 Property Class WAREHOUSE (4800)
 Subdivision
 Sec/Twp/Rng 26/66/29
 Affordable No
 Housing



Owner

BEAL RICHARD C
 PO BOX 430273
 BIG PINE KEY FL 33043

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$264,087	\$264,087	\$264,087	\$248,928
= Just Market Value	\$264,087	\$264,087	\$264,087	\$248,928
= Total Assessed Value	\$264,087	\$264,087	\$264,087	\$248,928
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$264,087	\$264,087	\$264,087	\$248,928

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL HIGHWAY (100H)	56,352.00	Square Foot	0	0

Commercial Buildings

Style 1 STY STORE-D / 11D
 Gross Sq Ft 1,800
 Finished Sq Ft 1,800
 Perimeter 0
 Stories 2
 Interior Walls
 Exterior Walls METAL SIDING
 Quality 250 ()
 Roof Type
 Roof Material
 Exterior Wall1 METAL SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover

Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1973
 Year Remodeled
 Effective Year Built 1988
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,800	1,800	0
TOTAL		1,800	1,800	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
PATIO	1972	1973	1	527 SF	2
CARPORT	1975	1976	1	480 SF	2
CARPORT	1975	1976	1	529 SF	1
WALL AIR COND	1989	1990	1	1 UT	1
CH LINK FENCE	1975	1976	1	5560 SF	2

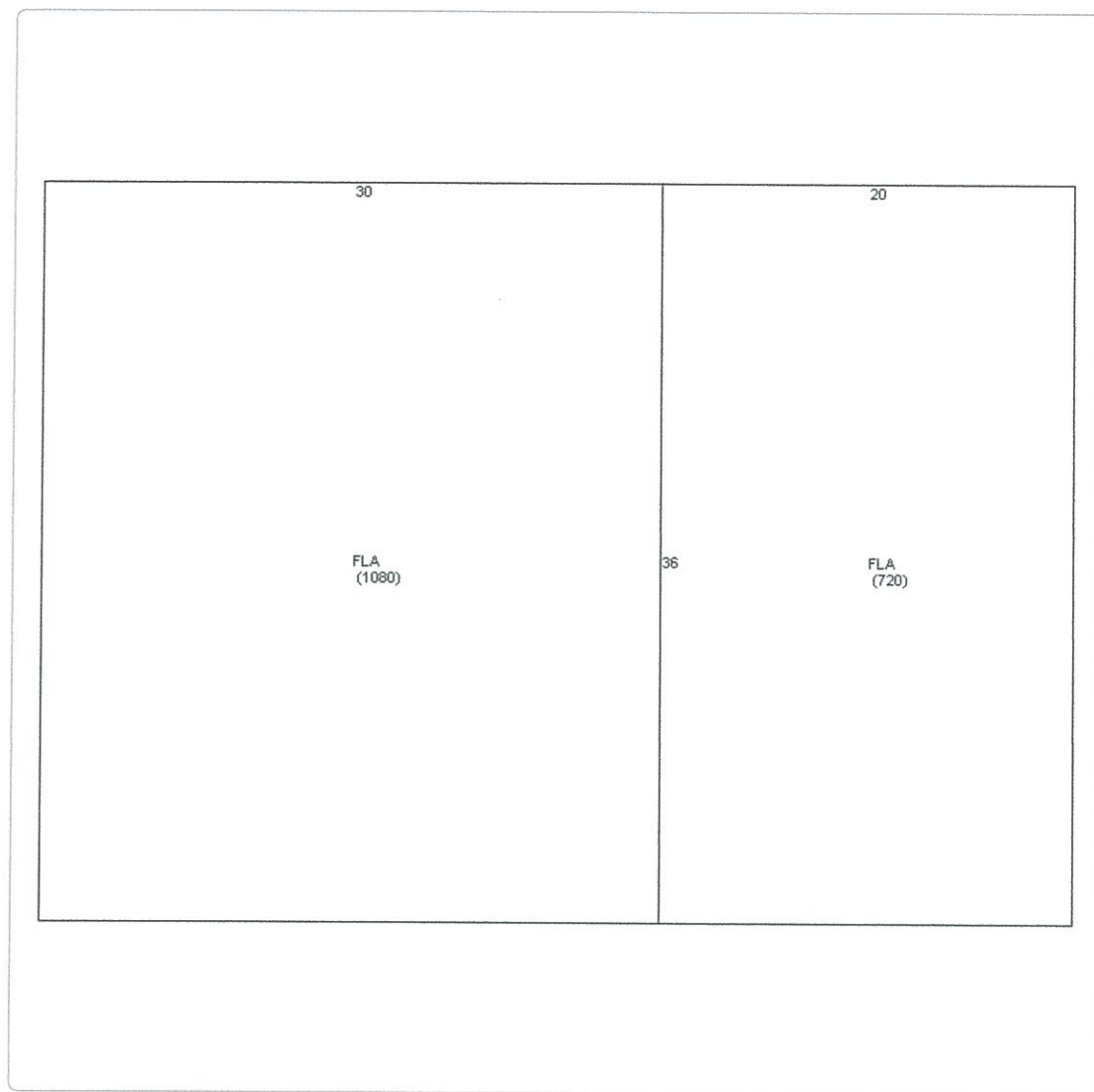
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/25/2001	\$420,000	Quit Claim Deed		1702	1630	M - Unqualified	Improved
6/1/1989	\$305,000	Warranty Deed		1096	1285	Q - Qualified	Improved
2/1/1973	\$22,500	Conversion Code		536	1064	Q - Qualified	Improved

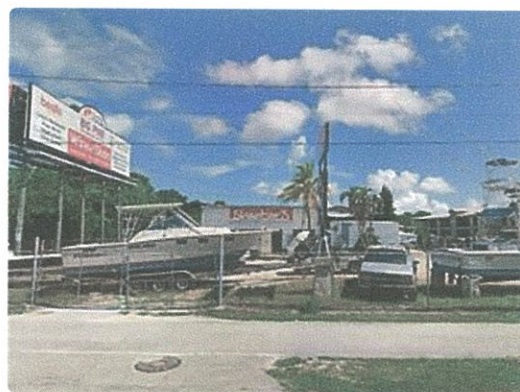
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
12100225	1/31/2012		\$1,500		REPAIR POLE STRUCK BY TRUCK IN FRONT OF BUILDING

Sketches (click to enlarge)



Photos



Map



No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

Last Data Upload: 4/30/2018 1:42:16 AM



Schneider

Developed by
The Schneider
Corporation



DRAFT

Caya Pines Investments LLC
30641 Overseas Hwy
PO Box 430273
Big Pine Key, FL 33043
305-395-0965

6/16/2018

RE: Caya Place II / Redevelopment of 30641 Overseas Hwy. Big Pine Key, FL 33043

Description of Project

Caya Place II is the stage II plan following the now completed stage I at 30663 Overseas Hwy, Big Pine Key, FL 33043 which consisted of sixteen new workforce units.

Caya Place II will consist of 12 to 16 workforce housing units combined with the current use of the 30641 Overseas Hwy. property know as SkeeterS Marine. After 38 years of business at this property I have decided to move forward with the application to combine the current boat/retail with workforce housing. The building which was built in 1972 will remain at the US1 (south) end of the property and the new workforce units will be constructed on the north end of the property.







The project will move forward at the speed of approval and permitting.



Richard C Beal, President
Caya Pines Investments LLC / property owner

[illegible][illegible]

DISTRICT	BUFFER CLASS	BUFFER/ADJACENT DIMENSIONS	PLANT MATERIAL/NOT REQUIRED	PLANT MATERIAL PROVIDED
BC	C	10' WIDE X 50' LENGTH	NO, N/A, 208	NO, 14, 109

SYMBOL	COMMON NAME	SPECIFIC NAME	SIZE	TYPE	QTY
	MACHOPAW	Belgian waffle	3 1/2" x 2"	CANNY	3
	LILLETS CAVIAR	Caviar Beluga	9" high	UNDECANT	1
	BAV CREAM	Bavarian cream	3" high	BRIEUS	4
	KOSMOS FRENCH PALM	Three roses	2" high	BRIEUS	4
	FINO THERMO PALM	Three roses	2" high	BRIEUS	2
	CRISTALLINE BERRY	14 roses individual	2" high	BRIEUS	2

[illegible][illegible]



FRONT RENDERING



JOHN P. WANSKUS, R.J.A.
 CONNECTICUT
 LICENSE # AH1 0013226
 FLORIDA
 LICENSE # AR 93260
 ILLINOIS
 LICENSE # 001-014842
 MARYLAND
 LICENSE # 32317
 NEW JERSEY
 LICENSE # 21A101169200
 NEW YORK
 LICENSE # 03-034472
 SOUTH CAROLINA
 LICENSE # 9031
 TEXAS
 LICENSE # 21193
 NCARB
 LICENSE # 47566



CALL US TODAY IF YOU'RE READY TO GET A BETTER

UNIT APT. BLDG.
FIRST FLOOR PLAN

NO.	REV.	DATE

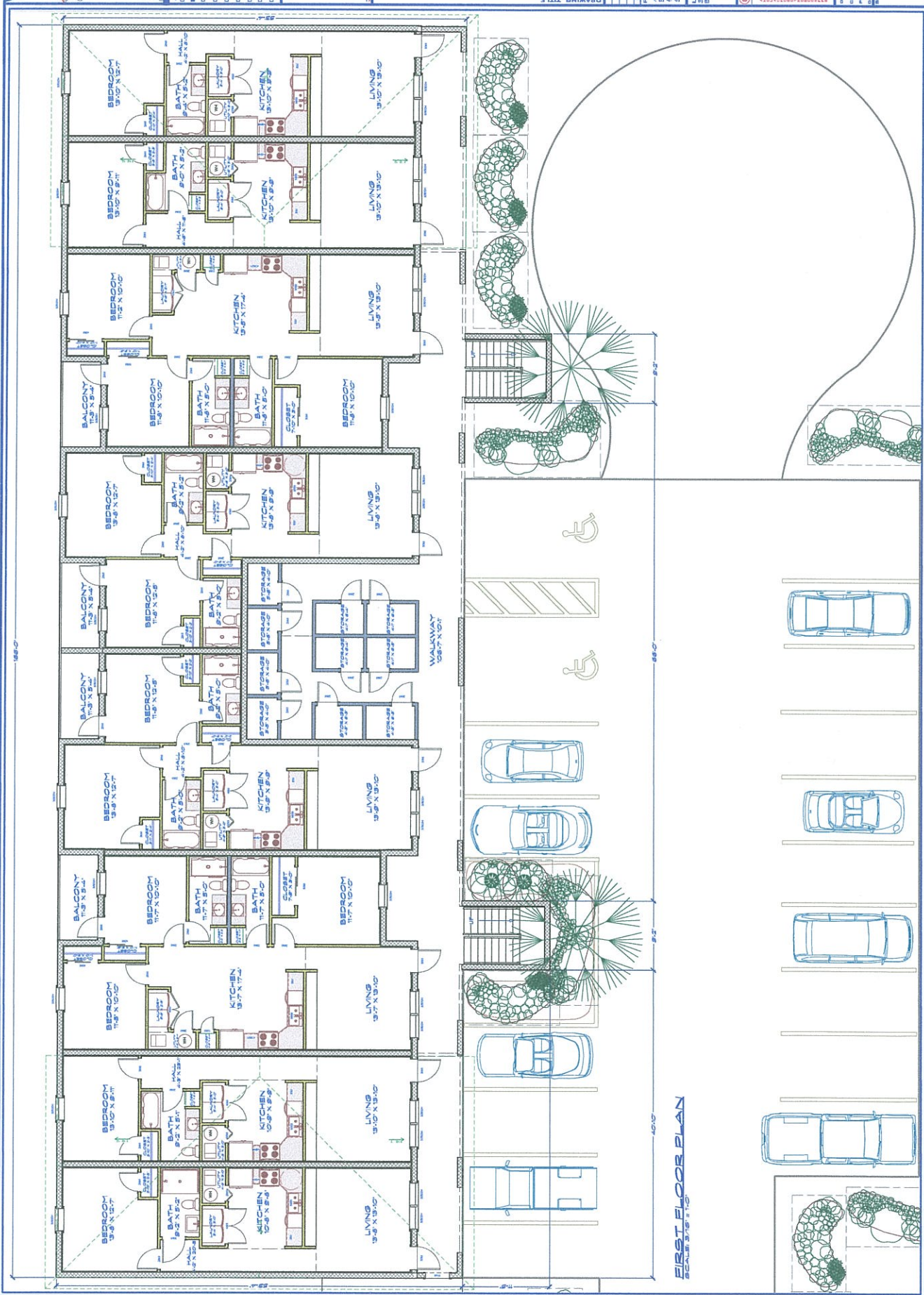
LOCATION
900841 OVERSEAS HWY.
SUITE 200, NEW YORK, NY 10001

[illegible]

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MATERIALS APPEARING HEREIN
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WHERE SHOWN OTHERWISE. THIS
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THE NATIONAL ARCHIVES AND
RECORDS ADMINISTRATION TO
MAINTAIN THE INTEGRITY OF
THE ORIGINAL DOCUMENTS
AND TO MAKE THEM AVAILABLE
TO THE PUBLIC IN THE MOST
COMPLETE AND ACCURATE
FORM POSSIBLE.

DRAWN BY JPV
 CHECKED BY JPV
 PROJECT # 18-2905.02B
 DATE 29 MAY 2018
 SHEET NO.

3 of 4



17B





From the Desk of Richard C. Beal

30641 Overseas Hwy.
Big Pine Key, FL 33043
305-395-0965

6/17/2018

RE: Construction Management Plan

- Building permit box with permits place on site in plain view
- Caution signage displayed in work areas
- Site will be cleared of all SkeeterS marine's property from the 50% line to the north boundary
- Temporary cloth fence installed to all outside boundaries of rear 50%
- Temporary driveway markers will be installed on front 50% to define work driveway
- Temporary US1 signage to identify job site

There will be no effect to near shore waters as the property is landlocked and approximately 1/2 mile from the water.

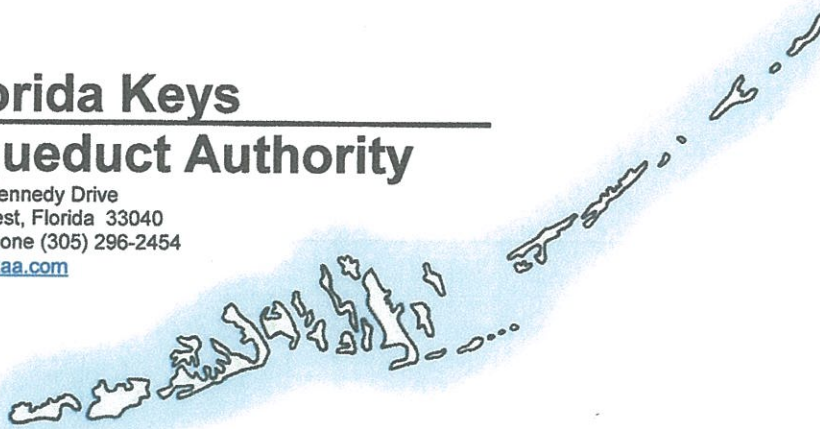
The surrounding properties are US1 to the south, Caya Place I to the east, woods to the north and west. All are 100% fenced at present and require nothing further but the black construction cloth be installed.

Signed, Richard Beal



Florida Keys Aqueduct Authority

1100 Kennedy Drive
Key West, Florida 33040
Telephone (305) 296-2454
www.fkaa.com



J. Robert Dean
Chairman
District 3

Antoinette M. Appell
Vice-Chairman
District 4

Cara Higgins
District 1

David C. Ritz
District 5

Richard J. Toppino
District 2

Kirk C. Zuelch
Executive Director

June 8, 2018

Richard Beal
Skeeters Marine
30641 Overseas Highway
Big Pine Key, Florida 33043

RE: Caya Place-Phase II (aka Skeeters Marine)
30641 Overseas Highway, Big Pine Key
RE#s: 00111078-000300

Dear Mr. Beal,

This letter will serve as preliminary coordination of the above referenced project with the Florida Keys Aqueduct Authority.

There is a 12" water main on Overseas Highway adjacent to proposed property which appears to be adequate to serve this project.

There is a 4" force main with a 2" stub out at property.

A complete set of Civil and Architectural/Plumbing plans will be required for review to determine water and wastewater requirements, meter requirements and system development charges.

Should you have any questions or require any further information please feel free to call me.

Sincerely,
Florida Keys Aqueduct Authority

Marnie L. Walterson
Utility Design Supervisor

CC Sue Reich, Customer Service Manager Tavernier
Yusi Bonachea, Customer Service Manager Marathon
Danielle Mendez, Customer Service Manager-Key West



(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33041-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

May 21, 2018

Mr. Richard Beal, President
SkeeterS Marine
P.O. Box 430273
Big Pine Key, FL 33043

RE: 30641 Overseas Hwy, Big Pine Key, Florida

Dear Mr. Beal:

This is to acknowledge that the above mentioned party has begun a coordination process with Keys Energy Services (KEYS).

KEYS' Engineering Section requests that they be provided with a full set of plans and a Project Review Form (separate form for each new meter) for the referenced project.

These plans are necessary in order for us to ensure that there is adequate service for your project, as well as our existing, surrounding customers.

Please return the full set of plans and the Project Review Form to one of our Customer Programs Representatives.

Should you have any questions, please contact me at (305) 295-1080.

Sincerely,

A handwritten signature in blue ink that reads "Dane'le Waldon".

Dane'le Waldon
Customer Accounts Representative

DW/am

Enclosures

c:

M. Alfonso, Supervisor of Engineering



MONROE COUNTY FIRE RESCUE
OFFICE OF THE FIRE MARSHAL
PLANS REVIEW



DATE: 13 June, 2018
TO: Janene Sclafani, Senior Planner, Planning and Environmental Resources
Ilze Aguila, Senior Planning Commission Coordinator
FROM: Craig Marston, Deputy Fire Marshal
SUBJECT: Major Conditional Use Permit Review: 30641 Overseas Highway, Big Pine Key

BUSINESS NAME: Skeeter's Marine

BUSINESS ADDRESS: 30641 Overseas Highway Big Pine Key, FL 33043

AGENT: Richard Beal

PHONE: 305.872.9040 (O) / 305.395.0965 (M)

ADDRESS: P.O. Box 430273 Big Pine Key, FL

Email: keyskeet@msn.com

ARCHITECT / ENGINEER: Perez Engineering & Development, Inc.

PHONE: 305.293.9440

AGENT: Allen Perez, P.E.

ADDRESS: 1010 Kennedy Dr. Ste. 201 Key West

Email: aperez@Perezeng.com

The submitted Major Conditional Use for Skeeter's Marine / Caya Place II plan(s) were reviewed on 6 June, 2018, as noted:

I) **Scope of Work.**

- A. Multi-family Residential
1. New construction

II) **Occupancy Classification.**

- A. Group R-2 – Apartment
1. Sixteen units
a. A – 1 bedroom; (±) 660 sq. ft.
b. B – 2 bedroom; (±) 916 sq. ft.
c. C – 2 bedroom; (±) 916 sq. ft.
d. D – 3 bedroom; (±) 1,112 sq. ft.
1. First floor, designated as HCP / ADA compliant
e. E – 3 bedroom; (±) 1,112 sq. ft.

III) **Type of Construction.**

- A. General building limitations
1. New Type I / V construction, protected
a. Two story at grade
b. (±) 3,000 sq. ft. per floor
2. Automatic Fire Sprinklers – complete structure
a. NFPA 13 R: *Standard for the Installation of Sprinkler Systems in Residential. Occupancies up to and Including Four Stories in Height*, 2013 Ed.

- b. At each stair well landing
 - 1. Vertical supply to provide 2 ½ in. fire department connections with caps and chain

IV) **Means of Egress.**

- A. Life Safety Evaluation
 - 1. To be included with submittal for permit

V) **Protection.**

- A. Automatic Fire Sprinkler System
 - 1. Automatic Fire Sprinklers – complete structure
 - a. Shop drawings to be submitted by State licensed contractor

VI) **Water Supply.**

- A. Adequate water supply to be determined upon
 - 1. Water Supply Summary from FKA, from proposed new fire hydrant
 - a. Fire Sprinkler contractor's hydraulic calculations
 - 1. Minimum water supply after system demand, psi, and safety margin
 - 2. Static Water Supply may be required to be installed to meet the required water supply (Needed Fire Flow, ISO)
- B. Fire hydrant
 - 1. At entrance to project, edge of FDOT right-of-way, within 150 ft. of FDC (Fire Department Connection)

VII) **Site Plan.**

- A. Access – Ingress / Egress
 - 1. Knox Box shall be installed as required and authorized by Monroe County Fire Marshal
 - 2. Controlled vehicle access to this proposed project is not indicated
 - a. Access shall be by engaging electronic siren "Yelp"
- B. Access for Emergency Services – Fire Apparatus / Rescue Vehicles
 - 1. To be in compliance with: Florida Fire Prevention Code, 6th Edition 2017; Chapter 18 Fire Department Access and Water Supply and Monroe County Code of Ordinances Article VIII. – Access Standards; Sec. 114-7. – Streets.
 - a. Fire Lanes shall be established and maintained
 - b. Access between buildings, noted as vehicle parking under the structures shall be maintained OPEN for provision for fire apparatus and rescue vehicles to turn around
 - 2. Minimum fire apparatus specifications
 - a. Height: 13 ft. 4 in.
 - b. Operating Width: 8 ft.
 - c. Working Width: 14 ft.
 - d. Turning Radius:
 - 1. Inside: 25 ft.
 - 2. Outside: 50 ft.
 - e. Gross Vehicle Weight: 68,000 lbs.

C. Water Supply: Chapter 18, Section 18.3

1. 18.3.1* An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into the jurisdiction. The approved water supply shall be in accordance with Section 18.4.

2. Fire Flow Requirements for Buildings: Chapter 18, Section 18.4

- a. Determining fire flow requirements shall be in compliance with this section.
 1. NFPA 13 *Standard for the Installation of Sprinkler Systems*, 2010 Edition
 - i. Chapter 24 Water Supplies; an eight (8) inch minimum diameter main will be required
 2. For additional fire flow requirements, ISO (Insurance Services Office) "*Guide for Determination of Needed Fire Flow*" is to be consulted (<https://www.isomitigation.com/downloads/ppc3001.pdf>)
- b. Additional fire flow may be obtained through the installation and maintenance of fire wells
 1. Drawings are available upon request

County of Monroe
The Florida Keys



Mayor David Rice, District 4
Mayor Pro Tem Sylvia J. Murphy, District 5
Danny L. Kolhage, District 1
George Neugent, District 2
Heather Carruthers, District 3

BOARD OF COUNTY COMMISSIONERS

June 14, 2018

Richard Beal, President
Skeeters Marine
30641 Overseas Hwy.
Big Pine Key, Florida 33043

Re: Letter of Coordination - Caya Place Apartment Homes - Phase II, Big Pine Key, Florida 33043

Dear Mr. Beal,

After review, the proposed plan for your project shows adequate provision for solid waste and recycling management.

Waste Management, Inc. is available to assist in the setup of any additional recycling services you may need. Please call 305-296-8297 for assistance.

Sincerely,

Cheryl Sullivan, Director of Solid Waste Management
Monroe County, Florida

JK

From the Desk of Richard C. Beal

30641 Overseas Hwy.
Big Pine Key, FL 33043
305-395-0965

6/17/2018

RE: Missing 4 Allocations

Monroe County Planning Commission,

Several months ago I requested from planning staff to provide the real estate parcel numbers which would prove as to the correct count down from the 40 new workforce housing numbers as listed in the guidelines of the Big Pine Key / No Name Key's Habitat Conservation Plan signed in 2004 with Fish and Wildlife.

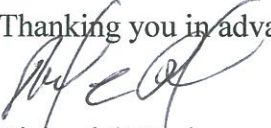
As of this date these numbers still have not been revealed. The table below shows the listings by number. Also included are the emails to county staff showing my requests. I have requested from county staff a legal conformation regarding the allocations remaining. The received documents shown in the table below that staff say remain.

It is my position that the if the real estate numbers for these missing parcels can't be giving then I would be asking for 16 allocations, not 12. Please understand that I've been waiting for the information for several months and it's slowed my application process severely. It cost money to re-design the building from 16 units down to 12 so as not to bring to this commission an incomplete/incorrect application. It would have been an easy redo of only site drawings by simply using the same plans and drawings from the already completed Caya Place I building.

After all, we are working at any and all cost saving when workforce housing is concerned. Or we should be!

I'm asking your commission for your clarification and decision in this matter without risk of slowing the projects progress any further.

Thanking you in advance,



Richard C Beal

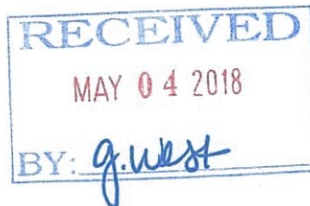
Allocations count	Project/Person Name	
Beginning 40		
-2	Fletcher	
-16	Caya Place I	
-6	Henderson building	
Remaining 16		

Enclosures: Monroe Counties Legal explaining of remaining allocations, *EMAILS*

FENTE & FENTE
ATTORNEYS AT LAW

Manuel F. Fente, Esq.
Manuel G. Fente, Esq..

May 1, 2018



Gables Cititowers
999 Ponce de Leon Boulevard
Tenth Floor, Suite #1010
Coral Gables, Florida 33134

Telephone: 305-423-3000
Fax: 305-423-3001
E-Mail: mfente
E-Mail: mannj

*To: CHRISTINE
MARLEY
From: Roman
FYI*

*Kelly Scan to Emily + I
+ Steve Williams
Emily
Please Respond*

Roman Gastesi
Monroe County Administrator
Growth Management
1100 Simonton Street, #205
Key West, Florida 33040

Emily Schemper, AICP, CFM
Acting Senior Director of Planning & Environmental
Resources / Monroe County Resources Department
2798 Overseas Highway, Suite #400
Marathon, Florida 33050

Re: Richard C. Beal
Re: #00111078-0003000; 30641 Overseas Highway

Dear Mr. Gastesi and Ms. Schemper:

We represent Richard C. Beal who is in the process of developing his parcel on the Overseas Highway in Big Pine Key, Florida as described above to include sixteen (16) affordable housing units. Mr. Beal has been in the process of submitting the required engineering drawings and applications, as well as acquiring the necessary (16) affordable housing units which remain available in Big Pine Key, and No Name Key of the original forty (40) units assigned under the applicable rate of growth ordinance and Habitat Conservation Plan for Big Pine Key and No Name Key.

Mr. Beal is aware of the prior allocation of (24) of the affordable housing units. However, there should be (16) remaining units which are precisely the number of units which Mr. Beal has requested his engineer consider in designing the required development plans.

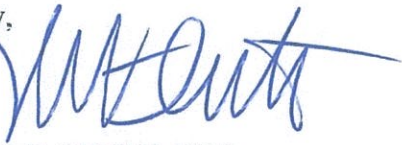
By these means we request from you the actual number of remaining affordable housing units which are available to Mr. Beal, assuming compliance with plans and other application requirements. In the absence of there being (16) units available, we request from the County a specific and detailed breakdown indicating to whom the units have been previously allocated and if any are presently "pending", the name of the applicant, and the status of the application. All of the foregoing is requested under the Florida Freedom of Information Act. If there is any reason why the County will not provide us the requested information, I ask for an explanation from the County Attorney directly to me.

JB

Roman Gastesi
Emily Schemper
Page -2-

As you know Mr. Beal's project will provide gravely needed additional affordable housing units for permanent residents of Monroe County. Therefore, we request your attention and prompt response to this very urgent request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M Fente', with a long horizontal flourish extending to the right.

MANUEL F. FENTE, ESQ.

MFF/mf

cc: Mr. Richard Beal

28c



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Planning Commission

Through: Mayté Santamaria, Sr. Director of Planning and Environmental Resources

From: Tiffany Stankiewicz, Development Administrator

Date: February 12, 2018

Subject: Residential Dwelling Unit Evaluation Report for Quarters 1 and 2, Year 26
(July 13, 2017 through January 12, 2018)

Meeting Date: February 26, 2018

1 This report has been prepared pursuant to the 2030 Comprehensive Plan Policy 101.6.4 and
2 Section 138-28 of the Land Development Code (LDC). The proposed residential dwelling unit
3 rankings attached to this report are for the first and second quarter of year twenty-six which
4 covers the period July 13, 2017 through January 12, 2018 pursuant to Board of County
5 Commissioners Resolution 217-2017 the first and second quarter of year twenty-six are
6 combined for evaluation and award of allocations due to Hurricane Irma, a Category 4 hurricane
7 which made landfall on September 10, 2017.

1) BACKGROUND INFORMATION:

8
9
10
11 On June 23, 1992, the Monroe County Board of County Commissioners (BOCC) adopted
12 Ordinance #016-92, implementing the Residential Dwelling Unit Allocation System. The
13 Ordinance became effective on July 13, 1992, and has been amended periodically.

14
15 On March 15, 2006, the BOCC adopted Ordinance 009-2006 to implement the Tier System, and
16 subsequently, it was challenged by Florida Keys Citizens Coalition, Inc. and Protect Key West
17 and the Florida Keys, Inc., d/b/a Last Stand. Thomas G. Pelham, Secretary, Department of
18 Community Affairs signed the final order deciding the challenge on September 26, 2007
19 (amended Final Order issued January 2, 2008). The Rate of Growth Ordinance (ROGO) utilizing
20 the Tier System and overlays, made changes such as subarea boundary districts for allocation
21 distribution, basis of scoring applications, and administrative relief.
22

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Page

1 On September 22, 2005, the Monroe County Board of Commissioners adopted Ordinance 025-
2 2005 which revised the ROGO to utilize the Tier overlay as the basis for the competitive point
3 system. The ordinance became effective on February 5, 2006.
4

5 On September 21, 2012, the BOCC adopted Ordinance #021-2012, revising the ROGO
6 allocation scoring system regarding land dedications and Tier III properties containing wetlands
7 adjacent to Tier I properties. The ordinance became effective on December 31, 2012.
8

9 On April 13, 2016, the BOCC adopted Ordinance #005-2016, Monroe County Year 2030
10 Comprehensive Plan. The ordinance became effective on June 20, 2016. The updated
11 Comprehensive Plan in part revises ROGO. The new Comprehensive Plan provides for
12 additional and revised scoring criteria which have been implemented as of July 13, 2016.
13 Additionally, changes include making all Affordable Housing allocations available and
14 establishing no more than one Tier I allocation every two years in the Big Pine Key and No
15 Name Key Subarea. The Year 25 ROGO report will reflect these updates.
16

17 On November 22, 2016, the BOCC adopted Ordinance #030-2016, to satisfy a Stipulated
18 Settlement Agreement regarding BOCC Ordinance 006-2016, which amended the Monroe
19 County Land Development Code to be consistent with the Monroe County Year 2030
20 Comprehensive Plan. The ordinance and LDC became effective on February 3, 2017.
21

22 The following background information regarding applications reviewed this quarter is divided
23 into subarea districts: A) Lower Keys Subarea and Upper Keys Subarea and B) Big Pine Key
24 and No Name Key Subarea.
25

26 **A. Applications reviewed this quarter for Lower & Upper Keys Subareas:**

	Market Rate	Affordable Housing
*Lower Keys	36	0
** Lower Keys (Adm. Relief)	0	0
***Upper Keys	41	0
****Upper Keys (Adm. Relief)	0	0
TOTAL	77	0

- 28 * 15 application rollovers or reapplications from previous quarters.
29 ** 0 applications are rollovers or reapplications from previous quarters.
30 *** 13 application rollovers or reapplications from previous quarters.
31 **** 0 applications are rollovers or reapplications from previous quarters.
32
33

34 **B. Big Pine Key and No Name Key Subarea:**
35

- 36 1) In 1998, the Florida Department of Transportation, Monroe County, the Florida
37 Department of Community Affairs, the U.S. Fish and Wildlife Service, and the
38 Florida Fish and Wildlife Conservation Commission signed a Memorandum of
39 Agreement to develop a Habitat Conservation Plan (HCP) for the Key Deer and
40 other protected species in the project area.
41

- 2) The Livable Communikeys Program (LCP), Master Plan for Future Development of Big Pine Key and No Name Key was adopted on August 18, 2004 under Ordinance 029-2004. The LCP envisioned the issuance of 200 residential dwelling units over a 20-year period at a rate of approximately 10 units per year. A minimum of twenty percent of the 10 units per year are to be set aside for affordable housing development. Below is a table tracking LCP allocations remaining at the conclusion of Quarter 4 Year 25.

Livable Communikeys Master Plan (LCP) 2003-2023						
	Beginning Balance	Allocated through Quarter 4 Year 25	Expired Allocations	BOCC Reservation	Balance of LCP Allocations *	Balance including Allocations
Market Rate Allocations	160	125	2	0	37	37
Affordable Housing Allocations	40	26	4	6	12	12
Totals	200	151	6	6	49	49

* Means the total adjusted to account for expired allocation, reserved allocations and re-use of allocations.

- 1) The LCP Master Plan Action Item 3.2.6 limits allocation awards in Tier 1 to no more than five percent of all residential units permitted over the 20-year planning period (*i.e.*, a maximum of 10 units) or a total of $H = 0.022$ (two percent of the total H), whichever results in the lower H . Development in Tier 1 is tracked from December 27, 2004, the effective date of the Livable CommuniKeys Plan that established the Tier System for Big Pine Key and No Name Key. (Ordinance 020-2009).
- 2) On June 9, 2006, the U.S. Fish and Wildlife Service issued a Threatened and Endangered Species Incidental Take Permit (ITP) to Monroe County (Growth Management Division), The Florida Department of Transportation, and The Florida Department of Community Affairs. The ITP allows the issuance of 200 new residential units through the year 2023.
- 3) The ITP (Federal ITP #TE083411-0) requires the Permittees (Monroe County, Growth Management Division, the Florida Department of Transportation, and the Florida Department of Community Affairs) to ensure that the take of the covered species is minimized and mitigated. The permittees are responsible for meeting the terms and conditions of the ITP and implementing the HCP.
- 4) The ITP provides specific development limitations on Big Pine Key and No Name Key, including, but not limited to:
 - The total impact of commercial, institutional (including public projects such as wastewater and roads), and residential development over the 20-year life of the HCP shall not exceed $H=1.1$.
 - For each H value unit of development, 3 H units of conservation lands shall be acquired, restored, and protected in perpetuity. Over the term of this permit, lands with a cumulative H value of 3.3 shall be acquired.

- New residential development will be limited to a maximum of 200 dwelling units over the 20 year life of the HCP.
- New residential development in Tier 1 areas will be limited to no more than 5% of all residential units permitted over the 20 year life of the HCP (no more than 10 units) or $H=0.022$ whichever results in a lower H.
- No new development other than single-family residential and accessory uses will be permitted in Tier I areas.

As of December 31, 2017 the County has used 0.478 H of the total 1.1 'H' allowed, while 98% (3.2480 'H') of the total 3.3 'H' mitigation required by the HCP and ITP has been acquired

As noted above, the ITP allows development of 10 dwelling units or 0.022 H impact, whichever results in a lower H in Tier I areas on Big Pine Key and No Name Key. ROGO allocations and subsequent bulding permits for 4 dwelling units totaling 0.0074 H have been issued to date.

- 5) The 2030 Comprehensive Plan Policy 101.6.2 limits the annual maximum number of residential permit allocation that may be awarded in Tier 1 to no more than one every two years in the Big Pine Key/No Name Key Subarea.

- 6) Applications reviewed this quarter for the Big Pine Key and No Name Key Subarea:

	Market Rate	Affordable Housing
*Big Pine Key and No Name Key	31	0

* 21 applications are rollovers or reapplications from previous quarters.

II) ALLOCATION FACTORS:

- Pursuant to Policy 101.3.2 the number of annual market rate allocations available is 126.
- Policy 101.3.2 make all affordable housing allocations available.
- Section 138-24(c) allows any unused portion of affordable housing allocations to be retained and rolled over into the next dwelling unit allocation year.
- Section 138-24(a)(3) allows the Planning Commission to amend the affordable housing proportions within income groups during any ROGO quarter.
- Section 138-27(h) limits administrative relief allocations per quarter. The number of allocations that may be awarded under administrative relief in any subarea quarter shall be no more than fifty percent (50%) of the total available market rate allocations.
- Section 138-24(a)(5) limits the number of allocation awards in Tier I. The annual number of allocation awards in Tier I shall be limited to no more than three (3) in the Upper Keys

Subarea and no more than three (3) in the Lower Keys Subarea. The ITP limits Big Pine Key and No Name Key Subarea to ten (10) allocations over a twenty year period or $H=0.0220$ whichever is lower. Additionally, the 2030 Comprehensive Plan Policy 101.6.2 and Section 138-24(a)(5) limits the annual maximum number of residential permit allocation that may be awarded in Tier 1 shall be no more than one every two years in the Big Pine Key/No Name Key Subarea. Below is a table tracking the Tier 1 allocations by Quarter/Year.

Tier 1 Award Limits	Key (Island)	Permit Number	Allocation type	Quarter, Year	Real Estate Number	H-value	Permit Issue Date	Certificate of Occupancy (C/O) Date	Current Status	Tier 1 Allocations Update
Limited to a maximum 10 or H=.022 whichever is lower over the life of the ITP. 2030 Comprehensive Plan Policy 101.6.2 limits allocation award to no more than one every two years.	Big Pine	95101813	Market Rate	Q3Y4 (1998)	00285550.000000	0.0028	6/1/2005	8/4/2012	C/O Issued	Big Pine/No Name Keys Subarea: Used 4 not including expired (since 1998) out of a maximum potential of 10 or less depending on H allowance whichever comes first. Based on permits issued to properties in Tier 1 and pending permits with allocation awards the H total is .0074 (since Dec. 27, 2004).
	Big Pine	95101822	Market Rate	Q2Y6 (1998)	00289510.000000	0.0022	5/1/2008	3/8/2008	C/O Issued	
	Big Pine	03102303	Adm. Relief	Q2Y16 (2008)	00289710.000000	0.0013	4/28/2008	8/4/2010	C/O Issued	
	Big Pine	97101381	Market Rate	Q1Y17 (2008)	00298820.000000	0.0011	12/18/2009	3/28/2012	C/O Issued	
	No Name	98101472 (Not used)	Market Rate	Q2Y19 (2011)	00319494.001300		Not Issued		Expired	
	No Name	98101470	Market Rate	Q2Y20 (2012)	00319494.001000		Not Issued		Expired (7/22/2015)	
	No Name	98101489	Market Rate	Q2Y20 (2012)	00319494.000900		Not Issued		Expired (7/22/2015)	
	No Name	98101484	Market Rate	Q3Y20 (2012)	00319494.000500		Not Issued		Expired (7/22/2015)	
	No Name	98101483	Market Rate	Q4Y20 (2012)	00319494.000400		Not Issued		Expired (7/22/2015)	
	No Name	98101473	Market Rate	Q4Y20 (2012)	00319494.001400		Not Issued		Expired (7/22/2015)	
	No Name	98101482	Market Rate	Q4Y21 (2013)	00319494.000300		Not Issued		Expired (1/30/2016)	
	No Name	98101481	Market Rate	Q2Y22 (2014)	00319494.000200		Not Issued		Expired (1/30/2016)	
	No Name	98101480	Market Rate	Q2Y22 (2014)	00319494.000100		Not Issued		Expired (1/30/2016)	
	No Name	98101485	Market Rate	Q3Y22 (2014)	00319494.000800		Not Issued		Expired (1/30/2016)	
	No Name	98101467	Market Rate	Q2Y24 (2016)	00319494.000700		Not Issued		Expired (8/5/2016)	
	No Name	98101468	Market Rate	Q2Y24 (2016)	00319494.000800		Not Issued		Expired (8/5/2016)	
	No Name	98101471	Market Rate	Q2Y24 (2016)	00319494.001100		Not Issued		Expired (8/5/2016)	
						0.0074				
Subarea Lower: Begin July 13, 2017-July 12, 2018 (Year 28)										
Lower Keys maximum annual allocations in Tier 1 is limited to 3.										Lower Keys: Used 0 out of the 3 allowed in Year 25.
Subarea Upper: Begin July 13, 2017-July 12, 2018 (Year 28)										
Upper Keys maximum annual allocations in Tier 1 is limited to 3.										Upper Keys: Used 0 out of the 3 allowed in Year 25.

Based on the Code, Comprehensive Plan, Livable CommuniKeys, Habitat Conservation Plan, and the Incidental Take Permit:

- 1) Within the Big Pine Key and No Name Key Subarea, new residential development in Tier 1 is limited to no more than five percent of all residential units permitted over the twenty year planning period (*i.e.*, a maximum of 10 units) or $H=0.0220$, whichever results in a lower H over the life of the ITP (2003-2023) and no more than one allocation awarded every two years in Tier 1. A review of the H-impacts used to date (.0074), shows 0.0146 H remains available for Tier 1 (H limit of $0.0220 - 0.0074$ H used = 0.0146).
- 2) Lower Keys Subarea has one Tier 1 allocations available in Year 25; and
- 3) Upper Keys Subarea has three Tier 1 allocations available in Year 25.

28 I

- 1 G. Item G5 in the ITP specifies, "New residential development in Tier 1 (Tiers defined in
2 HCP, Table 2.7) areas is limited to no more than five percent of all residential units
3 permitted over the 20-year life of the HCP (i.e., a maximum of 10 units) or a total H-
4 0.0220, whichever results in a lower H."
5
6 H. LCP, Action Item 3.2.6: Limits allocation awards in Tier I to no more than five percent
7 of all residential units permitted over the twenty year planning period (i.e., a maximum of
8 10 units) or a total H-0.0220 (two percent of the total H), whichever results in a lower H.
9
10 I. Monroe County Code Section 138-24(a)(4) Big Pine Key and No Name Key states:
11 All allocation awards on Big Pine Key and No Name Key are subject to the provisions of
12 the Incidental Take Permit and the Habitat Conservation Plan for the Florida Key Deer
13 and other covered species, which may affect ROGO allocations under this article.
14
15 J. Monroe County Code Section 138-25(h) Expiration of allocation award: Except as
16 provided for in this division, an allocation award shall expire when its corresponding
17 building permit is not picked up after sixty (60) days of notification by certified mail of
18 the award or, after issuance of the building permit, upon expiration of the permit or after
19 failure of the applicant to submit required plan revisions by the required date set for in
20 subsection (j).
21
22 K. The 2030 Comprehensive Plan allows a total of 126 Market Rate allocations per year and
23 makes all Affordable Housing Allocations available.
24
25
26
27

Year 26 Allocation Allotment Breakdown by Quarter (July 13, 2017 –July 12, 2018)

Market Rate:	MCC allotment by subarea	Qtr 1	Qtr 2	Qtr 3	Qtr 4
Lower Keys	57	14	14	14	15
Big Pine Key and No Name Key	8	2	2	2	2
Upper Keys	61	15	15	15	16
Total:	126	31	31	31	33
Affordable Housing***:					
Big Pine/No Name Keys	12*				
Lower/Upper Keys	568**				

Beginning balances

*Big Pine Key and No Name Key Subarea affordable housing allocation breakdown into the two income categories are as follows: 1) very low, low, & median income (4 allocations) and 2) moderate income (8 allocations); and

**unincorporated Monroe County excluding the Big Pine and No Name Key Subarea affordable housing allocation breakdown into the two income categories are as follows: 1) very low income, low income and median income (212) allocations and 2) moderate (356) allocations.

*** The BOCC adopted the Monroe County 2030 Comprehensive Plan and Land Development Code which modified the availability of Affordable Housing Allocations. All Affordable Housing allocations are available now.

Table below shows accounting of Affordable Housing Allocations reserved and rescinded for the balances reflected above:

28 5

	Big Pine	Lower/Upper
Balance as of November 14, 2017	18 (VL, L, Med 7) & (Moderate 11)	562 (VL, L, Med 212) & (Moderate 350)
Lloyd Good RE: 00168978.011400: 6 APH Allocations Expired April 8, 2018. Applications 06100131; 06100132; 06100133; 06100134; & 06100136.	0	6 (VL, L, Med 0) & (Moderate 6)
BOCC Reservation Ginger Henderson 00111560-000000 3 VL, L, Med & 3 Mod. Total of 6 EMP on BPNN	6 (VL, L, Med 3) & (Moderate 6)	
Balance as of January 30, 2018	12 (VL, L, Med 4) & (Moderate 8)	568 (VL, L, Med 212) & (Moderate 356)
Allocated Qrt 1 Y 26	0	0
Allocated Qrt 2 Y 26	0	0

L. Monroe County Code Section 138-26 allows the adjustment of residential ROGO allocations at the end of each quarterly allocation period of additions or subtractions to the basic allocation available by subarea such as the number of dwelling unit allocation awards that expired prior to the issuance of a corresponding building permit.

M. The 2030 Comprehensive Plan Policy 101.3.2 states: "The number of permits issued for residential dwelling units under the Rate of Growth Ordinance shall not exceed a total of 1,970 new allocations for the time period of July 13, 2013 through July 12, 2023, plus any available unused ROGO allocations from a previous ROGO year. A ROGO year means the twelve-month period beginning on July 13. Market rate allocations shall not to exceed 126 residential units per year. Unused allocations for market rate shall be available for Administrative Relief".

Table shows Total Market Rate Allocations Unused ROGO Years 19-24 available for Administrative Relief								
Sub-Area	Unused Market Rate from Yr 19	Unused Market Rate from Yr 20	Unused Market Rate from Yr 21	Unused Market Rate from Yr 22	Unused Market Rate from Yr 23	Unused Market Rate from Yr 24	Unused Market Rate from Yr 25	Total Unused Market Rate Allocations
Lower Keys	11	44	14	20	6	0	0	95
Big Pine/No Name Key	0	0	0	0	0	0	0	0
Upper Keys	0	0	0	15	15	2	0	32
Total Allocations	11	44	14	35	21	2	0	127

Note: This table does not include all expired market allocations and may be revised to include expired allocation awards.

III) EVALUATION AND RANKING:

The evaluation of the allocation applications was performed by the Planning & Environmental Resources Department pursuant to Monroe County Code and Comprehensive Plan. Positive and negative points were granted in compliance with the evaluation criteria contained in Comprehensive Plan Policy 101.6.4 and Section 138-28 of the LDC for the Lower, Upper Keys, and Big Pine Key and No Name Key Subarea. An evaluation report has been provided in accordance with Monroe County Code Section 138-26.

Based on the total points scored, each allocation was ranked by subarea. If applications received identical scores, they were first ranked by date and time. Please note that any

28 K

1 excess allocations approved must be deducted from the next quarterly allocation period
2 pursuant to Monroe County Code Section 138-26(e).
3

4 **IV) RECOMMENDATIONS:**
5

6 **A. Market Rate Allocations Quarter 1 & 2, Year 26:**
7

8 The number of applications in the Lower Keys, Big Pine Key and No Name Keys, and
9 Upper Keys Subareas was greater than the quarterly allocation awards available. Per
10 Section 138-26(b)(7) of the code, the rankings indicate which applications are within the
11 quarterly allocation, and those applications whose rankings puts them outside the quarterly
12 allocation. An additional page is attached which identifies the location of each proposed
13 allocation by island and subdivision.
14

15 **The Market Rate applications recommended for Quarter 1 & 2, Year 26 approval**
16 **that are within the combined quarterly allocations are as follows:**
17

18 Lower Keys: Applicants ranked 1 through 28.
19

20 Lower Keys Administrative Relief: No Applicants.
21

22 Big Pine Key/No Name Key: Applicant ranked 1 through 4 is recommended for
23 allocation award subject to mitigation availability at the time of permitting.
24

25 Upper Keys: Applicants ranked 1 through 30.
26

27 Upper Keys Administrative Relief: No Applicants.
28

29 **B. Affordable Housing Allocations for the Lower & Upper Keys Quarter 1 & 2, Year**
30 **26:**
31

32 There are two affordable housing allocation categories: 1) very low, low, & median
33 income and 2) moderate income. A total of 568 affordable housing allocations are
34 available in the two categories 1) very low income, low income and median income (212
35 allocations) and 2) moderate income (356 allocations). The Planning Commission may
36 amend the ratio proportions for affordable housing during any ROGO quarter pursuant to
37 Section 138-24(a)(3).
38

39 There were zero (0) affordable housing applications submitted this quarter in the
40 moderate income category and there were zero (0) affordable housing applications
41 submitted this quarter in the very low, low & median income category.
42

43 **C. Affordable Housing Allocations for the Big Pine Key and No Name Key Quarter 1**
44 **& 2, Year 26:**
45

1 There are two affordable housing allocation categories: 1) very low, low, & median
2 income and 2) moderate income. A total of 12 affordable housing allocations are
3 available in the two categories 1) very low income, low income and median income (4
4 allocations) and 2) moderate income (8 allocation). The Planning Commission may
5 amend the ratio proportions for affordable housing during any ROGO quarter pursuant to
6 Section 138-24(a)(3).
7

8 There were zero (0) affordable housing applications submitted this quarter in the
9 moderate income category and there were zero (0) affordable housing applications
10 submitted this quarter in the very low, low & median income category.

	Market Rate		Affordable Housing		Total
Year 21 (July 2013) ending Balances:	0		205		205
Hurricane MOU (added to balances):	1260		710		1970
Beginning Totals Year 21 balance + Hurricane MOU:	1260		915		2175
	Mkt Rate Allocated	Unused MKT Allocations Available for Adm. Relief	AFH allocated	AFH / Reservations	Total awarded (Mkt & AFH)
July 2013-July 2014 (ROGO Year 22)	91	35	9	46 Reservation (Oceanside) 46	181
July 2014-July 2015 (ROGO Year 23)	104	22	1		127
July 2015-July 2016 (ROGO Year 24)	124	2	29	98 Reservation BPK (Caya Place) 16 2 reservations to City of Marathon: a) 36, b) 46	253
July 2016-July 2017 (ROGO Year 25)	126	0	6	135 3 Reservations to City of Marathon: a) 34; b) 46; and c) 55	267
July 2017-July 2018 (ROGO Year 26) as of April 18, 2018	62	0	0	267 Two (2) Reservations for Quarry Partners LLC (104+104) 208 Reservation to City of Marathon 53 Reservation to Ginger Henderson (BOCC Reso. 026-2018): 6 AFH	329
Total Allocation used/Reserved	507	59	45	546	1157
Remaining Allocations	1260-507= 753		915-591= 324		1018
Remaining Allocations	753	59			1077

Gorman reduced reservation. Allocations returned Year 24	8
4 allocations expired Year 24 (Fletcher). Returned	4
Two reservations to the City of Marathon rescinded. Returned 46 + 36 = 82	82
Roy's Trailer Park reserved allocations returned. Allocations unused by Jan. 2017	54
BOCC Resolution 213-2017, Key West Allocated Units for the Quarry Development on Rockland.	104
6 AFH allocations to Lloyd Good expired 4/8/2016. 6 AFH Allocations Returned.	6
	258
	582
	Total Affordable Housing Balance

Allocations to be provided to municipalities based on 380 agreement	
Islamorada	10.25
Layton	0.12
	10.37
	571.63
	Total Affordable Housing Balance

28 N

	Very Low, Low and Median Income	Moderate Income
Big Pine Key and No Name Key	4	8
Lower Keys and Upper Keys (not including BPK/NNK)	212	356
total	216	364

Note: Totals account for reservations but not the remaining transfers to the Village and Layton per the 380 agreement

ILA approved by BOCC to provide allocations to the City of Marathon	Income category				TOTAL AFH ALLOCATIONS
	Very low (50%)	Low (80%)	Median (100%)	Moderate (120%)	
Schmitt		34			34
Crystal Cove	3	23		20	46
Keys Vaca	3	52			55
Seaward	8	8	33	4	53
TOTAL 188					
BOCC approved ROGO Reservations	Very low (50%)	Low (80%)	Median (100%)	Moderate (120%)	TOTAL AFH ALLOCATIONS
Quarry (Big Coppitt) (from 380 agreement with the City of Key West)				104	104
Quarry(Big Coppitt)	1	51 (limited to 60% of median income)	20	32	104
Henderson (BPK)		3		3	6
TOTAL 214					
To be provided to the Cities pursuant to 380 agreement	Very low (50%)	Low (80%)	Median (100%)	Moderate (120%)	TOTAL ALLOCATIONS
Islamorada					10.25
Layton					0.12
TOTAL 10.37					
COMBINED TOTAL 412.37					

Market rate allocation balance: 753

	Big Pine		Lower/Upper	
Qrt 4 Y 20 Beginning Balance	10	(VL, L, Med 5) & (Moderate 5)	194	(VL, L, Med 134.5) & (Moderate 59.5)
Allocated Qrt 4 Y 20	0		1	moderate
Balance after Qrt 4 Y 20 allocations	10	(VL, L, Med 5) & (Moderate 5)	193	(VL, L, Med 133.5) & (Moderate 59.5)
New Allocations Available for Y 21	2	(VL, L, Med 1) & (Moderate 1)	69	(VL, L, Med 34.5) & (Moderate 34.5)
Total Allocation Available at the beginning Year 21	12	(VL, L, Med 6) & (Moderate 6)	262	(VL, L, Med 168) & (Moderate 94)
Reservations	0		19	Little Palm Cottages (BOCC Resolution 208A-2013) Moderate (94 less 19 = 75 remain in Moderate). See inter-local agreement between MC and City of Marathon entered into Sept. 17, 2014 page 2 section 2 assignment for 19 AFH allocation to be issued by the City to be used specifically by Marathon Ocean Housing, LLC. RE based on certificate of occupancy 00338690.000000.
Reservations	0		50	Gorman & Co. (BOCC Resolution 261-2013) VL-L-Med 168 less 50 = 118 remain in VL-L-Med
Balance after Qrt 4 Y 21 allocations	12	(VL, L, Med 6) & (Moderate 6)	193	(VL, L, Med 118) & (Moderate 75)
New Allocations Available for Y 22	2	(VL, L, Med 1) & (Moderate 1)	69	(VL, L, Med 34.5) & (Moderate 34.5)
Total Allocation Available at the beginning Year 22	14	(VL, L, Med 7) & (Moderate 7)	262	(VL, L, Med 152.5) & (Moderate 109.5)
Allocated Qrt 1 Y 22	0		0	
Reservations (Deducted Qrt 2)	0		46	FROM 23 (VL, L, Med) + 23 Moderate = (46 reservations (BOCC Resolution 403-2013 for Occanside Investors, LLC)).
Allocated Qrt 2 Y 22	0		3	Moderate: Marlin Holding pursuant to Development Order 01-08.
Allocated Qrt 3 Y 22	0		6	Moderate: Roberts <Lwr> & Bayside <Upr>
Total Allocations/Reservations Year 22	0		55	
Remaining Allocations <Un-used> at the END of YEAR 22	14	(VL, L, Med 7) & (Moderate 7)	207	(VL, L, Med 129.5) & (Moderate 77.5)
New Allocations Available for Y 23	2	(VL, L, Med 1) & (Moderate 1)	69	(VL, L, Med 34.5) & (Moderate 34.5)
Total Allocation Available at the beginning Year 23	16	(VL, L, Med 8) & (Moderate 8)	276	(VL, L, Med 164) & (Moderate 112)
Allocated Qrt 1 Y 23	0		0	
Allocated Qrt 2 Y 23	0		0	
Allocated Qrt 3 Y 23	0		1	
Allocated Qrt 4 Y 23	0		0	
Remaining Allocations <Un-used> at the END of YEAR 23	16	(VL, L, Med 8) & (Moderate 8)	275	(VL, L, Med 164) & (Moderate 111)
Reservations returned from Gorman & Co. from 00084260.000100	0		8	FROM VL, L, MEDIAN (BOCC Resolution 261-2013 reserved 50 very low, low, median for Gorman & Co. However, BOCC Resolution 389-2014 reduced Gorman's reservation from 50 to 42. Therefore, 8 allocations returned to the very low, low, median income category at beginning of ROGO Year 24)
New Allocations Available for Y 24	2	(VL, L, Med 1) & (Moderate 1)	69	(VL, L, Med 34.5) & (Moderate 34.5)
Total Allocation Available at the beginning Year 24 (July 14, 2015-July 12, 2016)	18	(VL, L, Med 9) & (Moderate 9)	352	(VL, L, Med 206.5) & (Moderate 145.5)
Reservation Dick Beal aka Caya Placa RE: 001110780.000000	16	(Med 8) & (Moderate 8) Approved by BOCC 9/16/2015. Reservation to 9/16/2016		
Reservation Interlocal Agreement City of Marathon for Vaca Bay Senior Apartments RE: 00100740.000000			46	5 VL and 41 L Approved by BOCC 9/16/2015, void if not granted funding by 16-17 or till 12/31/2019 ... see agreement
Reservation Interlocal Agreement City of Marathon for Anchorage Homes RE: 00338720.000000			36	4 VL and 32 L Approved by BOCC 9/16/2015, void if not granted funding by 16-17 or till 12/31/2019 ... see agreement
Fletcher 4 AFH Allocations Expired 11105568; 11105567; 11105563; and 11105562) Moderate	4	4 moderate to be added into count		
Balance for Qrt 1 Yr 24 ROGO Rpt	6	(VL, L, Med 1) & (Moderate 5)	270	(VL, L, Med 124.5) & (Moderate 145.5)
Allocated Qrt 1 Y 24	0		0	
Allocated Qrt 2 Y 24	0		0	
Allocated Qrt 3 Y 24	0		0	
Allocated Qrt 4 Y 24	0		29	(29 moderate (24 KL Ocean..., 1, Voices, & 4 Future Inv. KW))
Balance Ending Qrt 4 Yr 24 ROGO Rpt	6	(VL, L, Med 1) & (Moderate 5)	241	(VL, L, Med 124.5) & (Moderate 116.5)
2030 Comp Plan Effective June 20, 2016 AFH Allocations Available	12	(VL, L, Med 6) & (Moderate 6)	483	(VL, L, Med 241.5) & (Moderate 241.5)
Total Allocation Available at the beginning Year 25 (July 13, 2016-July 12, 2017)	18	(VL, L, Med 7) & (Moderate 11)	724	(VL, L, Med 366) & (Moderate 358)
Allocated Qrt 1 Y 25	0		0	
Allocated Qrt 2 Y 25	0		6	6 KL for Tavernier Hotel
Allocated Qrt 3 Y 25	0		0	
Allocated Qrt 4 Y 25	0		0	
Reservation Interlocal Agreement City of Marathon for CB Schmitt Real Estate Company, nc., Callianesa Corp., Key Vaca LLC, Driftwood LLC, and Twenty-Third Street LLC	0		34	BOCC Dec. 14, 2016 Minutes Item H.5: 34 Low Income Allocations. Added condition spelled out in ILA at least somewhere between 17 & 34 allocations, market rate that are harvested off the receiver site can only be used in unincorporated MC lower keys subarea and to be approved by a minor conditional use.
Reservation Interlocal Agreement City of Marathon for HTG Crystal Cove Resort, LLP: RE: 00327150.000000; 00327910.000000; 00327920.000000; 00327990.000000; 00328000.000000; 00328010.000000; 00328020.000000; and 00328030.000000 Rev. January 31, 2018	0		46	BOCC Dec. 14, 2016 Minutes Item H.6: 46 total allocations (3, very low income, 23 low income; and 20 moderate income).

Reservation Interlocal Agreement City of Marathon for Keys Affordable Development III, LLC	0		55	BOCC Dec. 14, 2016 Minutes Item H.7: 55 total allocations (3, very low income, and 52 low income). Going back to BOCC March 15, 2017 to be ratified.
Reservation Reekland Operations, LLC new owner QUARRY PARTNERS, LLC (MM 9 Big Copplitt RE: 00120940.000100)	0		96	BOCC Resolution 323-2016 approved Dec. 14, 2016: 96 total allocations (44 Low Income; Median 20 & Moderate 32) See revised BOCC Resolution 212-2017 for Quarry Partners, LLC. Added 8 to the previously reserved 96 for a total of 104. Therefore, 104 total allocations (1 Very Low, 51 Low Income; Median 20 & Moderate 32) See below for the additional 8.
Reservation Interlocal Agreement City of Marathon for Vaca Bay Senior Apartments RE: 00100740.000000	0		46	5 VL and 41 L Approved by BOCC 9/16/2015. void if not granted funding by 16-17 or till 12/31/2019 ... see agreement. BOCC Dec. 14, 2016 rescinded. Added back into count.
Reservation Interlocal Agreement City of Marathon for Anchorage Homes RE: 00338720.000000	0		36	4 VL and 32 L Approved by BOCC 9/16/2015. void if not granted funding by 16-17 or till 12/31/2019 ... see agreement. BOCC Dec. 14, 2016 rescinded. Added back into count.
Balance as of February 22, 2017	18	(VL, L, Med 7) & (Moderate 11)	569	(VL, L, Med 269) & (Moderate 300)
BOCC Resolution 213-2017 adding allocations from the City of Key West	0	0	104	104 Moderate to be used in south of MM 26
Balance as of October 10, 2017	18	(VL, L, Med 7) & (Moderate 11)	673	(VL, L, Med 269) & (Moderate 404)
Reservation Reekland Operations, LLC new owner QUARRY PARTNERS, LLC (MM 9 Big Copplitt RE: 00120940.000100; 00120940.000201; and 0012940.000302)			8	BOCC Resolution 323-2016 approved Dec. 14, 2016: 96 total allocations (44 Low Income; Median 20 & Moderate 32) See revised BOCC Resolution 212-2017 for Quarry Partners, LLC. Added 8 to the previously reserved 96 for a total of 104. Therefore, 104 total allocations (1 Very Low, 51 Low Income; Median 20 & Moderate 32). See above regarding the previous 96. Reservation valid to July 1, 2018)
BOCC Resolution 213-2017 is also, for a reservation for allocations to Quarry Partners, LLC (MM 9 Big Copplitt RE: 00120940.000100; 00120940.000201; and 0012940.000302)			104	Reservation for 104 till July 1, 2018
Balance as of October 11, 2017	18	(VL, L, Med 7) & (Moderate 11)	561	(VL, L, Med 261) & (Moderate 300)
Toy's Trailer Park, Inc. RE: 00126090.000000 allocations returned. 54 AFH unused as stipulated in Dev. Agreement reservation 017-2012.			54	Dev. Agreement recorded Book 2552 Page 2254 effective Jan. 27, 2017 valid for 5 years from the effective date. Last day for reservation Jan. 27, 2017. Added back into count.
Balance as of October 11, 2017	18	(VL, L, Med 7) & (Moderate 11)	615	(VL, L, Med 261) & (Moderate 354)
Resolution 2016-123 and DO #2016-13 City of Marathon RE: 00101050.000000 & 00101050.000100.	0		53	BOCC 10/18/2017 Interlocal Agreement between Monroe County and the City of Marathon transferring 53 AFH Allocations. (8 very low, 8 low, 33 median, and 4 moderate)
Balance as of November 14, 2017	18	(VL, L, Med 7) & (Moderate 11)	562	(VL, L, Med 212) & (Moderate 350)
Lloyd Good RE: 00166976.011400: 6 AFH Allocations Expired April 8, 2016. Applications 06100131; 06100132; 06100132; 06100133; 06100134; & 06100136.	0		6	(VL, L, Med 0) & (Moderate 6)
BOCC Resolution Resolution 026-2018 approved January 17, 2018. Ginger Henderson 00111560-000000 3 VL, L, Med & 3 Mod. Total of 6 EMP on BPNN	6	(VL, L, Med 3) & (Moderate 3)		
Balance as of January 30, 2018	12	(VL, L, Med 4) & (Moderate 8)	568	(VL, L, Med 212) & (Moderate 356)
Allocated Qrt 1 Y 26	0		0	
Allocated Qrt 2 Y 26	0		0	
Allocated Qrt 3 Y 26	0		0	
Balance as of April 26, 2018	12	(VL, L, Med 4) & (Moderate 8)	568	(VL, L, Med 212) & (Moderate 356)

ADMINISTRATIVE RELIEF

PLANNING COMMISSION FEBRUARY 26, 2018
RESOLUTION P03-18

285

ADMINISTRATIVE RELIEF
RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS APPROVED BY THE PLANNING COMMISSION
LOWER KEYS -YEAR 26, QUARTER 1 and 2 (JULY 13, 2017 TO JANUARY 12, 2018)

Rank	Permit #	BOCC Resolution	Pers. Pts Tier 3 First 4 Yrs +2, After 4th Fund up 4 Yrs 1 Point per Yr	Payment to 2	Total
MARKET RATE DWELLING UNITS (ADMINISTRA					
<p>* Indicates a ranking sufficient to receive an allocation award. @ Indicates a ranking subject to additional reviews and approval. ** Indicates columns giving applicants in the ROGQ System prior Point evaluation criteria pursuant to Monroe County Code Section Applicants who have a ROGQ application rate of Oct. 26, 2007, < Pursuant to Ordinance 021-2012 wetland point section applies to The Board of County Commissioners on August 13, 2012 adopted building plans meeting the current Florida Building Code and other</p>					

ADMINISTRATIVE RELIEF

Rank	Permit #	BOCC Resolution	Name	Date	Title	Key	Subdivision	Lot	Block	RE#	Tier Dis.	Tier Pts	Wetlands Tier 1 <=50	Wetlands Tier 1 >50	Thl 1 <=50	Thl 1 >50	App Pts	Land Ded Pts	MtL EDR Project	Flood WT	BAT/A code	Biggs designed green flag code	Concert e Cam musc	Gray watter muse	Solar photovoltaic 3KW or equiv.	Ductless A/C 2 High efficiency	Pers. Baseline 07/13/2016	Grandchildren d Visited 2 per Yr	2030 CP Perms Pts	2030 CP After 4 Yrs .5 per Yr	2030 CP After 4 Yrs +1.5 per Yr	Pers Pts Tier 1	Pers Pts Tier 2	Pers Pts Tier 3	Pers Pts Tier 4	Pers Pts Tier 5	Pers Pts Tier 6	Pers Pts Tier 7	Pers Pts Tier 8	Pers Pts Tier 9	Pers Pts Tier 10	Pers Pts Tier 11	Pers Pts Tier 12	Pers Pts Tier 13	Pers Pts Tier 14	Pers Pts Tier 15	Pers Pts Tier 16	Pers Pts Tier 17	Pers Pts Tier 18	Pers Pts Tier 19	Pers Pts Tier 20	Pers Pts Tier 21	Pers Pts Tier 22	Pers Pts Tier 23	Pers Pts Tier 24	Pers Pts Tier 25	Pers Pts Tier 26	Pers Pts Tier 27	Pers Pts Tier 28	Pers Pts Tier 29	Pers Pts Tier 30	Pers Pts Tier 31	Pers Pts Tier 32	Pers Pts Tier 33	Pers Pts Tier 34	Pers Pts Tier 35	Pers Pts Tier 36	Pers Pts Tier 37	Pers Pts Tier 38	Pers Pts Tier 39	Pers Pts Tier 40	Pers Pts Tier 41	Pers Pts Tier 42	Pers Pts Tier 43	Pers Pts Tier 44	Pers Pts Tier 45	Pers Pts Tier 46	Pers Pts Tier 47	Pers Pts Tier 48	Pers Pts Tier 49	Pers Pts Tier 50	Pers Pts Tier 51	Pers Pts Tier 52	Pers Pts Tier 53	Pers Pts Tier 54	Pers Pts Tier 55	Pers Pts Tier 56	Pers Pts Tier 57	Pers Pts Tier 58	Pers Pts Tier 59	Pers Pts Tier 60	Pers Pts Tier 61	Pers Pts Tier 62	Pers Pts Tier 63	Pers Pts Tier 64	Pers Pts Tier 65	Pers Pts Tier 66	Pers Pts Tier 67	Pers Pts Tier 68	Pers Pts Tier 69	Pers Pts Tier 70	Pers Pts Tier 71	Pers Pts Tier 72	Pers Pts Tier 73	Pers Pts Tier 74	Pers Pts Tier 75	Pers Pts Tier 76	Pers Pts Tier 77	Pers Pts Tier 78	Pers Pts Tier 79	Pers Pts Tier 80	Pers Pts Tier 81	Pers Pts Tier 82	Pers Pts Tier 83	Pers Pts Tier 84	Pers Pts Tier 85	Pers Pts Tier 86	Pers Pts Tier 87	Pers Pts Tier 88	Pers Pts Tier 89	Pers Pts Tier 90	Pers Pts Tier 91	Pers Pts Tier 92	Pers Pts Tier 93	Pers Pts Tier 94	Pers Pts Tier 95	Pers Pts Tier 96	Pers Pts Tier 97	Pers Pts Tier 98	Pers Pts Tier 99	Pers Pts Tier 100	Pers Pts Tier 101	Pers Pts Tier 102	Pers Pts Tier 103	Pers Pts Tier 104	Pers Pts Tier 105	Pers Pts Tier 106	Pers Pts Tier 107	Pers Pts Tier 108	Pers Pts Tier 109	Pers Pts Tier 110	Pers Pts Tier 111	Pers Pts Tier 112	Pers Pts Tier 113	Pers Pts Tier 114	Pers Pts Tier 115	Pers Pts Tier 116	Pers Pts Tier 117	Pers Pts Tier 118	Pers Pts Tier 119	Pers Pts Tier 120	Pers Pts Tier 121	Pers Pts Tier 122	Pers Pts Tier 123	Pers Pts Tier 124	Pers Pts Tier 125	Pers Pts Tier 126	Pers Pts Tier 127	Pers Pts Tier 128	Pers Pts Tier 129	Pers Pts Tier 130	Pers Pts Tier 131	Pers Pts Tier 132	Pers Pts Tier 133	Pers Pts Tier 134	Pers Pts Tier 135	Pers Pts Tier 136	Pers Pts Tier 137	Pers Pts Tier 138	Pers Pts Tier 139	Pers Pts Tier 140	Pers Pts Tier 141	Pers Pts Tier 142	Pers Pts Tier 143	Pers Pts Tier 144	Pers Pts Tier 145	Pers Pts Tier 146	Pers Pts Tier 147	Pers Pts Tier 148	Pers Pts Tier 149	Pers Pts Tier 150	Pers Pts Tier 151	Pers Pts Tier 152	Pers Pts Tier 153	Pers Pts Tier 154	Pers Pts Tier 155	Pers Pts Tier 156	Pers Pts Tier 157	Pers Pts Tier 158	Pers Pts Tier 159	Pers Pts Tier 160	Pers Pts Tier 161	Pers Pts Tier 162	Pers Pts Tier 163	Pers Pts Tier 164	Pers Pts Tier 165	Pers Pts Tier 166	Pers Pts Tier 167	Pers Pts Tier 168	Pers Pts Tier 169	Pers Pts Tier 170	Pers Pts Tier 171	Pers Pts Tier 172	Pers Pts Tier 173	Pers Pts Tier 174	Pers Pts Tier 175	Pers Pts Tier 176	Pers Pts Tier 177	Pers Pts Tier 178	Pers Pts Tier 179	Pers Pts Tier 180	Pers Pts Tier 181	Pers Pts Tier 182	Pers Pts Tier 183	Pers Pts Tier 184	Pers Pts Tier 185	Pers Pts Tier 186	Pers Pts Tier 187	Pers Pts Tier 188	Pers Pts Tier 189	Pers Pts Tier 190	Pers Pts Tier 191	Pers Pts Tier 192	Pers Pts Tier 193	Pers Pts Tier 194	Pers Pts Tier 195	Pers Pts Tier 196	Pers Pts Tier 197	Pers Pts Tier 198	Pers Pts Tier 199	Pers Pts Tier 200	Pers Pts Tier 201	Pers Pts Tier 202	Pers Pts Tier 203	Pers Pts Tier 204	Pers Pts Tier 205	Pers Pts Tier 206	Pers Pts Tier 207	Pers Pts Tier 208	Pers Pts Tier 209	Pers Pts Tier 210	Pers Pts Tier 211	Pers Pts Tier 212	Pers Pts Tier 213	Pers Pts Tier 214	Pers Pts Tier 215	Pers Pts Tier 216	Pers Pts Tier 217	Pers Pts Tier 218	Pers Pts Tier 219	Pers Pts Tier 220	Pers Pts Tier 221	Pers Pts Tier 222	Pers Pts Tier 223	Pers Pts Tier 224	Pers Pts Tier 225	Pers Pts Tier 226	Pers Pts Tier 227	Pers Pts Tier 228	Pers Pts Tier 229	Pers Pts Tier 230	Pers Pts Tier 231	Pers Pts Tier 232	Pers Pts Tier 233	Pers Pts Tier 234	Pers Pts Tier 235	Pers Pts Tier 236	Pers Pts Tier 237	Pers Pts Tier 238	Pers Pts Tier 239	Pers Pts Tier 240	Pers Pts Tier 241	Pers Pts Tier 242	Pers Pts Tier 243	Pers Pts Tier 244	Pers Pts Tier 245	Pers Pts Tier 246	Pers Pts Tier 247	Pers Pts Tier 248	Pers Pts Tier 249	Pers Pts Tier 250	Pers Pts Tier 251	Pers Pts Tier 252	Pers Pts Tier 253	Pers Pts Tier 254	Pers Pts Tier 255	Pers Pts Tier 256	Pers Pts Tier 257	Pers Pts Tier 258	Pers Pts Tier 259	Pers Pts Tier 260	Pers Pts Tier 261	Pers Pts Tier 262	Pers Pts Tier 263	Pers Pts Tier 264	Pers Pts Tier 265	Pers Pts Tier 266	Pers Pts Tier 267	Pers Pts Tier 268	Pers Pts Tier 269	Pers Pts Tier 270	Pers Pts Tier 271	Pers Pts Tier 272	Pers Pts Tier 273	Pers Pts Tier 274	Pers Pts Tier 275	Pers Pts Tier 276	Pers Pts Tier 277	Pers Pts Tier 278	Pers Pts Tier 279	Pers Pts Tier 280	Pers Pts Tier 281	Pers Pts Tier 282	Pers Pts Tier 283	Pers Pts Tier 284	Pers Pts Tier 285	Pers Pts Tier 286	Pers Pts Tier 287	Pers Pts Tier 288	Pers Pts Tier 289	Pers Pts Tier 290	Pers Pts Tier 291	Pers Pts Tier 292	Pers Pts Tier 293	Pers Pts Tier 294	Pers Pts Tier 295	Pers Pts Tier 296	Pers Pts Tier 297	Pers Pts Tier 298	Pers Pts Tier 299	Pers Pts Tier 300	Pers Pts Tier 301	Pers Pts Tier 302	Pers Pts Tier 303	Pers Pts Tier 304	Pers Pts Tier 305	Pers Pts Tier 306	Pers Pts Tier 307	Pers Pts Tier 308	Pers Pts Tier 309	Pers Pts Tier 310	Pers Pts Tier 311	Pers Pts Tier 312	Pers Pts Tier 313	Pers Pts Tier 314	Pers Pts Tier 315	Pers Pts Tier 316	Pers Pts Tier 317	Pers Pts Tier 318	Pers Pts Tier 319	Pers Pts Tier 320	Pers Pts Tier 321	Pers Pts Tier 322	Pers Pts Tier 323	Pers Pts Tier 324	Pers Pts Tier 325	Pers Pts Tier 326	Pers Pts Tier 327	Pers Pts Tier 328	Pers Pts Tier 329	Pers Pts Tier 330	Pers Pts Tier 331	Pers Pts Tier 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887	Pers Pts Tier 888	Pers Pts Tier 889	Pers Pts Tier 890	Pers Pts Tier 891	Pers Pts Tier 892	Pers Pts Tier 893	Pers Pts Tier 894	Pers Pts Tier 895	Pers Pts Tier 896	Pers Pts Tier 897	Pers Pts Tier 898	Pers Pts Tier 899	Pers Pts Tier 900	Pers Pts Tier 901	Pers Pts Tier 902	Pers Pts Tier 903	Pers Pts Tier 904	Pers Pts Tier 905	Pers Pts Tier 906	Pers Pts Tier 907	Pers Pts Tier 908	Pers Pts Tier 909	Pers Pts Tier 910	Pers Pts Tier 911	Pers Pts Tier 912	Pers Pts Tier 913	Pers Pts Tier 914	Pers Pts Tier 915	Pers Pts Tier 916	Pers Pts Tier 917	Pers Pts Tier 918	Pers Pts Tier 919	Pers Pts Tier 920	Pers Pts Tier 921	Pers Pts Tier 922	Pers Pts Tier 923	Pers Pts Tier 924	Pers Pts Tier 925	Pers Pts Tier 926	Pers Pts Tier 927	Pers Pts Tier 928	Pers Pts Tier 929	Pers Pts Tier 930	Pers Pts Tier 931	Pers Pts Tier 932	Pers Pts Tier 933	Pers Pts Tier 934	Pers Pts Tier 93
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Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	REF
		AFFORDABLE DWELLING UNITS Very Low, Low, Median Income No applicants under Very Low, Low, Median Income							
		AFFORDABLE DWELLING UNITS Moderate Income							

* Indicates a ranking sufficient to receive an allocation award.

Permit indicates a ranking subject to additional reviews and approvals.

Point evaluation criteria pursuant to the effective date of the 2030 Comprehensive Plan perseverance points based on the Tier Designation of the Property

Point evaluation criteria pursuant to Monroe County Code Section 138.26.

Applicants who have a ROGQ application date of Oct. 28, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-2007.

Pursuant to Ordinance 021-2012 wetland point section applies to new applicants entering the permit allocation system after Jan. 13, 2013

The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-18, 139-26, 139-47 and 139-50 of the Monroe County Code to require the submission of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGQ or HROGO allocation is awarded

28 W

MARKET RATE

Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	REF	Tier Des.	Tier	Tier 3 sell w=50 - 1 in=50 - 5	Wetlands	Violated	March Habitat/ Buffer	Key Deer Corridor	Agg Pis	Land Pis	Payment Acq./Fund up to 2	Mkt Advt +0	Blag disposal green Blag code	Concraeg Blag code	Gray water +2	Solar photo 30W or equiv. +1	Ductless & High efficiency +0.5	Pers. Business Pro to municipal	Conservation Vr +1	2020 CP Allows cont 1 or 2	2020 CP Pars Tier 1 or 2	2020 CP Allows cont 1 or 2	Pers. Pts or 3-A First 4 Yrs-1, After 4 Yrs 1 Point per Yr			
1	16100188	Bourne, Piers	4-Oct-16	11:45 AM	Big Pns	Pns Channel Estates Sec. 1	6	2	00247740-000000	3	20	0	0	0	0	0	0	0	0	0	4	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	2	26	
2	16100189	Bourne, Piers	4-Oct-16	11:45 AM	Big Pns	Pns Channel Estates Sec. 2	41	5	00248270-000000	3	20	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	2	26
3	16100300	Cousens, Richard	21-Dec-16	10:25 AM	Big Pns	Pns Channel Estates Sec. 2	4	5	00248270-000000	3	20	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	2	26
4	15107714	Bourne, Piers	21-Dec-16	2:30 PM	Big Pns	Callit Pines & Palms	8	7	00245140-000000	3	20	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	2	26
5	16100436	Swearing, Jack	4-Jun-17	11:40 AM	Big Pns	Pns Channel Estates Sec. 2	2	0	00250330-000000	3	20	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	2	26
6	16100436	Swearing, Jack	7-Nov-17	9:45 AM	Big Pns	Pns Channel Estates Sec. 2	40	4	00248790-000000	3	20	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	2	26
7	16100436	Swearing, Jack	7-Nov-17	9:45 AM	Big Pns	Pns Channel Estates Sec. 2	10	7	00248890-000000	3	20	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	2	26
8	17103784	Carwright, Wallace	8-Jan-18	10:05 AM	Big Pns	Pns Channel Estates Sec. 1	3	7	00248890-000000	3	20	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	24.6	0
9	17101659	Cleghton, Holmes LLC	2-Jun-17	10:20 PM	Big Pns	Callit Pines & Palms	30	8	00245490-000000	3	20	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	24	0
10	17101659	Cleghton, Holmes LLC	2-Jun-17	10:20 PM	Big Pns	Callit Pines & Palms	3	7	00245490-000000	3	20	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	24	0
11	16100404	Johnson, Gregory	3-Aug-17	9:20 AM	Big Pns	Pns Channel Estates Sec. 1	4	2	00247730-000000	3	20	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	24	0
12	16100404	Johnson, Gregory	3-Aug-17	9:20 AM	Big Pns	Callit Pines & Palms	13	8	00245550-000000	3	20	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	24	0
13	17103828	Wetling Lawrence 1	17-Aug-17	9:15 AM	Big Pns	Pns Channel Estates Sec. 2	42	5	00248340-000000	3	20	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	24	0
14	17104847	Groves, Jack	1-Sep-17	11:30 AM	Big Pns	Pns Channel Estates Sec. 2	35	5	00249270-000000	3	20	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	24	0
15	17106883	Rorden, Mike	27-Dec-17	10:45 AM	Big Pns	Callit Pines & Palms	4	6	00244710-000000	3	20	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	24	0
16	17106112	Avarez, Ricardo	4-Jan-18	10:50 AM	Big Pns	Callit Pines & Palms	14	14	00298130-000000	3	20	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	24	0
17	02100011	Peterson, Mark	9-Jan-12	12:37 PM	Big Pns	Doctors Arm Subd 3rd Add. Sec A	10	N/A	0032571.001500	2	10	N/A	N/A	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	24	0
18	021000438	Peterson, Mark	15-Jan-06	10:14 AM	Big Pns	Doctors Arm Subd 3rd Add. Sec A	15	N/A	00255650-000000	1	0	N/A	N/A	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	24	0
19	05104831	Manga, Robert	20-Jan-06	11:00 AM	Big Pns	Whispering Pines	7	59	00255650-000000	1	0	N/A	N/A	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	24	0
20	05104831	Manga, Robert	20-Jan-06	11:00 AM	Big Pns	Port Pns Heights 2nd Add. Sec A	7	59	00111880-000200	3	20	N/A	N/A	0	-10	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	24	0
21	05104831	Manga, Robert	20-Jan-06	11:00 AM	Big Pns	Port Pns Heights 2nd Add. Sec A	7	59	00111880-000200	3	20	N/A	N/A	0	-10	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	24	0
22	08101905	Perez, Orlando	24-Jul-08	9:47 AM	Big Pns	Tropical Bay	31	3	00312850-000000	2	10	N/A	N/A	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	24	0
23	08101905	Perez, Orlando	24-Jul-08	9:47 AM	Big Pns	Doctors Arm 1st Add. Sec. B	3	5	00311810-000000	2	10	N/A	N/A	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	24	0
24	08102029	Sahni (Rev. Trust)	10-Aug-09	8:55 AM	Big Pns	Doctors Arm 3rd Add. Sec. B	5	2	00312572-000000	2	10	N/A	N/A	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	24	0
25	14100200	Vincent, Joan	18-Nov-29	1:34 PM	Big Pns	Ellen Pines Colony 3rd Add. Sec. A	2	23	00271250-000000	2	10	N/A	N/A	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	24	0
26	15100305	Wright, Stephen	21-Sep-15	10:10 AM	Big Pns	Doctors Arm 1st Add. Sec. A	13	7	00312020-000000	2	10	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	24	0
27	15100305	Wright, Stephen	21-Sep-15	10:10 AM	Big Pns	Doctors Arm 3rd Add. Sec. A	13	7	00312571.001500	2	10	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	24	0
28	15108174	Ade, Michelle E Trust	28-Sep-16	2:10 PM	Big Pns	Tropical Bay 2nd Add. Sec. B	2	2	00313260-000000	2	10	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	24	0
29	16104897	Kyle, Timothy	6-Jun-17	9:00 AM	Big Pns	Doctors Arm 3rd Add. Sec. B	15	3	00312572.001500	2	10	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	24	0
30	16107781	Harvey, Family Trust	28-Nov-17	8:30 AM	Big Pns	Doctors Arm 3rd Add. Sec. B	15	3	00312572.001500	2	10	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	24	0
31	17104130	Hovatta Family Trust	28-Oct-17	17:04:30	Big Pns	Doctors Arm 3rd Add. Sec. B	15	3	00312572.001500	2	10	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	24	0
32	09102784	Hevatta, Carlos	22-Oct-09	10:44 AM	Big Pns	Tropical Bay 2nd Add. Sec. A	9	7	00313340-000000	2	10	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	14	0
33	15104795	Radenhausen, Keith	9-Oct-15	11:00 AM	Big Pns	Port Pns Heights 2nd Add. Sec. A	6	27	00203130-000000	1	0	N/A	N/A	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	0	6	0

Indicates a ranking sufficient to receive an allocation award which is subject to mitigation availability at the time of permitting.

Ⓐ Indicates a ranking subject to additional reviews and approvals.

* Indicates columns giving applicants in the ROGO System prior to the effective date of the 2030 Comprehensive Plan preservation points based on the Tier Designation of the Property.

Point evaluation criteria pursuant to Monroe County Code Section 138.28.

Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-2007.

Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.

1000

few development is subject to the Habitat Conservation Plan and Incidental Take Permit (ITP) TE083411-0.

The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a FOGO or NFOGO allocation is awarded.

Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot Block	RE#	<div> <div> Tier 1 Ph</div> <div> Tier 2 Ph</div> <div> Tier 3 Ph</div> </div> <div> <div>Welland adj</div> <div>Welland 1</div> <div>Welland 2</div> </div> <div> <div>Welland 3</div> <div>Welland 4</div> <div>Welland 5</div> </div> <div> <div>Welland 6</div> <div>Welland 7</div> <div>Welland 8</div> </div> <div> <div>Welland 9</div> <div>Welland 10</div> <div>Welland 11</div> </div> <div> <div>Welland 12</div> <div>Welland 13</div> <div>Welland 14</div> </div> <div> <div>Welland 15</div> <div>Welland 16</div> <div>Welland 17</div> </div> <div> <div>Welland 18</div> <div>Welland 19</div> <div>Welland 20</div> </div> <div> <div>Welland 21</div> <div>Welland 22</div> <div>Welland 23</div> </div> <div> <div>Welland 24</div> <div>Welland 25</div> <div>Welland 26</div> </div> <div> <div>Welland 27</div> <div>Welland 28</div> <div>Welland 29</div> </div> <div> <div>Welland 30</div> <div>Welland 31</div> <div>Welland 32</div> </div> 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Subject: Re: FW: Just a note

From: Richard Beal / SkeeterS marine <keyskeet@msn.com>

Date: 4/5/2018 9:27 AM

To: Hurley-Christine <Hurley-Christine@MonroeCounty-FL.Gov>, keyskeet@msn.com

CC: Stankiewicz-Tiffany <Stankiewicz-Tiffany@MonroeCounty-FL.Gov>, Martin Flynn <mcflynnjr@gmail.com>, Mike Mcphillips TriStar <mike.mcp1951@gmail.com>, Williams-Steve <Williams-Steve@MonroeCounty-FL.Gov>, Schemper-Emily <Schemper-Emily@MonroeCounty-FL.Gov>, Cioffari-Cheryl <Cioffari-Cheryl@MonroeCounty-FL.Gov>

Good morning Christine,

Wow, another person/family gone from the Keys I guess.

Please find the emails to Keven and other related emails and drawings enclosed.

My only true concern is the use and just how the 4 allocations were used. Tiffany says there are 12 left but the numbers simply don't add up.

Thank you,

Dick

On 4/4/2018 5:02 PM, Hurley-Christine wrote:

Dick. I cannot advise you on this. I can just give you the information I have about the other project in permitting. I'm trying to be as transparent to you as possible as I know this is competitive.

Kevin is no longer with Monroe County. I don't have the email you sent Kevin Bond. If you want to reply all and forward it to us, that will help.

Christine Hurley, AICP
Monroe County
Assistant County Administrator
305.289.2517

From: Richard Beal <keyskeet@msn.com>

Sent: Saturday, March 31, 2018 2:36 PM

To: Hurley-Christine <Hurley-Christine@MonroeCounty-FL.Gov>

Cc: Stankiewicz-Tiffany <Stankiewicz-Tiffany@MonroeCounty-FL.Gov>; Martin Flynn <mcflynnjr@gmail.com>; Mike Mcphillips TriStar <mike.mcp1951@gmail.com>

Subject: Fwd: Re: FW: Just a note

Christine,

First allow to thank your for answering during the weekend.....

With regard to seahorse campgrounds the only question i have is how and why the current building permits say "replacement affordable permits"? The transfer of the

JS AA

6/17/2018 1:18 PM

units i understand.

Below is the email I sent to Tiffany asking where the difference is between the stated 12 remaining affordable allocations and the ones used in my list.

I have revised the new building to the 12 units and have sent the drawing to Kevin and ask for a meeting (3/21/2018). I have not heard from him.

Keep moving forward or stop? As you know we can not submit to Florida Housing without the reserved allocations in my name.

Thank you,

Dick

----- Forwarded Message -----

Subject:Re: FW: Just a note

Date:Tue, 20 Mar 2018 08:39:42 -0400

From:Richard Beal / SkeeterS marine <keyskeet@msn.com>

To:Stankiewicz-Tiffany <Stankiewicz-Tiffany@MonroeCounty-FL.Gov>

Good morning Tiffany,
Please allow me to explain myself better.
There were 40 BPK allocations total.

40

-16, Caya Place

-2, Fletcher

-6, Henderson building

=====

16 Remaining

What am i missing?

Dick

On 3/19/2018 4:15 PM, Stankiewicz-Tiffany wrote:

Hello Dick,

In your email below you reference two allocations which I can define but I am not certain what property you are referencing. In a previous email you referenced two expired building permit allocation awards for 11105567 and 11105568. These expired allocation awards have already been accounted for in the 12 allocation awards remaining on Big Pine.

JB BB

6/17/2018 1:18 PM

Tiffany Stankiewicz

Development Administrator
Monroe County Planning & Environmental Resources
2798 Overseas Hwy., Suite 410
Marathon, FL 33050
305-289-2513
stankiewicz-tiffany@monroecounty-fl.gov

Please note: Florida has a very broad public records law. Most written communications to or from the County regarding County business are public record, available to the public and media upon request. Your e-mail communication may be subject to public disclosure.

From: Hurley-Christine
Sent: Monday, March 19, 2018 3:57 PM
To: Richard Beal
Cc: Stankiewicz-Tiffany
Subject: Re: Just a note

Thanks Dick. I've CC'd Tiffany. We do have an in house application for 18 units on seahorse property submitted quite some time ago. They are still in plan review. So allocations have not been awarded yet. I want you to know this since we have limited rogo units.

Christine Hurley, AICP
Monroe County
Assistant County Administrator
305 289 2517

On Mar 15, 2018, at 9:52 PM, Richard Beal <keyskeet@msn.com> wrote:

Christine,
Just want to say thank you for your continuing help and understanding. As to the report I ask for.... there are only two allocations in question and I'm sure Tiffany will define them.
Also I do understand there is very limited or nothing else that can be accomplished but to make all parties to think about the wrongs of the past. Hopefully the furtive will bring positive results.
I will be making application through Allen Perez for the remaining 12 allocations and hopefully whatever may be possible.
Again, thank you for your understanding,
Dick

Richard (Dick) Beal, President,
SkeeterS marine 🌴🇺🇸
30641 Overseas Hwy. / [Po Box 430273](#)
[Big Pine Key, Florida](#)
[305-872-9040](#), store
[305-395-0965](#), cell
www.skeetersmarine.com

28cc

www.hiddenhill.forsale

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Richard Beal, President

SkeeterS marine

30641 Overseas Hwy. / PO Box 430273

Big Pine Key, FL 33043

www.skeetersmarine.com

305-395-0965 Cell

305-872-9040 Office

— Attached Message —

Subject: RE: Proposed Redevelopment - Big Pine Key
From: Bond-Kevin <Bond-Kevin@MonroeCounty-FL.Gov>
Date: 2/12/2018 4:20 PM
To: Allen Perez <aperez@Perezeng.com>
CC: Richard Beal <keyskeet@msn.com>

Hi, Allen.

My time these days is pretty limited. If your question is strictly ROGO-related, I would suggest you contact [Tiffany Stankiewicz](#).

I don't think I am familiar with this development. Do you know if building permits have been applied for? Status?

Kevin Bond, AICP

Planning and Development Review Manager

Monroe County Planning and Environmental Resources Department

2798 Overseas Highway, Suite 410 | Marathon, Florida 33050-4277

P: 305-289-2507 | M: 305-509-2477 | F: 305-289-2536

www.monroecounty-fl.gov

From: Allen Perez [mailto:aperez@Perezeng.com]
Sent: Friday, February 09, 2018 3:43 PM
To: Bond-Kevin <Bond-Kevin@MonroeCounty-FL.Gov>
Cc: Richard Beal <keyskeet@msn.com>
Subject: Proposed Redevelopment - Big Pine Key

Good Afternoon Kevin,

I was wondering if you had some time available on Thursday morning, the 15th for a brief meeting to

JB-DD

6/17/2018 1:18 PM

discuss this project. I have attached the following documents for your review:

- County letter
- Survey
- Draft of preliminary site plan

The purpose of the meeting is to determine what needs to be done in order to obtain the dwelling unit allocations for the project.

I will be in Marathon on the 15th to attend a pre-bid meeting at noon so let me know if sometime that morning works for you. If not, let me know when is a convenient time.

Thanks,

Allen E. Perez, P.E.
President

Perez Engineering & Development, Inc.
1010 Kennedy Drive, Suite 201
Key West, Fl. 33040
(305) 293-9440

— Attached Message —

Subject: FW: Proposed Redevelopment - Big Pine Key

From: Allen Perez <aperez@Perezeng.com>

Date: 2/12/2018 4:28 PM

To: "Stankiewicz-Tiffany@monroecounty-fl.gov" <Stankiewicz-Tiffany@monroecounty-fl.gov>

CC: Richard Beal <keyskeet@msn.com>

Good Afternoon Tiffany,

Please see the email exchange below between me and Kevin.

I have attached the following documents for your review:

- County letter
- Survey
- Draft of preliminary site plan

We are trying to determine what needs to be done in order to obtain the dwelling unit allocations for the project.

Thanks,

Allen E. Perez, P.E.

28 FF

6/17/2018 1:18 PM

President

Perez Engineering & Development, Inc.
1010 Kennedy Drive, Suite 201
Key West, FL 33040
(305) 293-9440

From: Bond-Kevin [mailto:Bond-Kevin@MonroeCounty-FL.Gov]
Sent: Monday, February 12, 2018 4:21 PM
To: Allen Perez <aperez@Perezeng.com>
Cc: Richard Beal <keyskeet@msn.com>
Subject: RE: Proposed Redevelopment - Big Pine Key

Hi, Allen.

My time these days is pretty limited. If your question is strictly ROGO-related, I would suggest you contact [Tiffany Stankiewicz](#).

I don't think I am familiar with this development. Do you know if building permits have been applied for? Status?

Kevin Bond, AICP

Planning and Development Review Manager
Monroe County Planning and Environmental Resources Department
2798 Overseas Highway, Suite 410 | Marathon, Florida 33050-4277
P: 305-289-2507 | M: 305-509-2477 | F: 305-289-2536
www.monroecounty-fl.gov

From: Allen Perez [mailto:aperez@Perezeng.com]
Sent: Friday, February 09, 2018 3:43 PM
To: Bond-Kevin <Bond-Kevin@MonroeCounty-FL.Gov>
Cc: Richard Beal <keyskeet@msn.com>
Subject: Proposed Redevelopment - Big Pine Key

Good Afternoon Kevin,

I was wondering if you had some time available on Thursday morning, the 15th for a brief meeting to discuss this project. I have attached the following documents for your review:

- County letter
- Survey
- Draft of preliminary site plan

The purpose of the meeting is to determine what needs to be done in order to obtain the dwelling unit allocations for the project.

2866

I will be in Marathon on the 15th to attend a pre-bid meeting at noon so let me know if sometime that morning works for you. If not, let me know when is a convenient time.

Thanks,

Allen E. Perez, P.E.
President

Perez Engineering & Development, Inc.
1010 Kennedy Drive, Suite 201
Key West, Fl. 33040
(305) 293-9440

— Attached Message —

Subject: RE: Proposed Redevelopment - Big Pine Key
From: Bond-Kevin <Bond-Kevin@MonroeCounty-FL.Gov>
Date: 2/13/2018 1:24 PM
To: Allen Perez <aperez@Perezeng.com>
CC: Richard Beal <keyskeet@msn.com>

Hi, Allen.

Based on what I'm hearing from other staff familiar with the project, no County development approvals have been obtained yet. It sounds like this project would need a conditional use permit, apply for building permits and then be eligible for ROGO applications. There are a very limited number of available ROGO allocations remaining for Big Pine and No Name Keys. If the owner wants to request a ROGO reservation, then the project needs to at least go through the Conditional Use Permit process first. Then a ROGO reservation request could be submitted.

The above is a very brief summary of my understanding of what is needed to be able to apply for the ROGO allocations.

Kevin Bond, AICP

Planning and Development Review Manager

Monroe County Planning and Environmental Resources Department
2798 Overseas Highway, Suite 410 | Marathon, Florida 33050-4277
P: 305-289-2507 | M: 305-509-2477 | F: 305-289-2536
www.monroecounty-fl.gov

From: Bond-Kevin
Sent: Monday, February 12, 2018 4:21 PM
To: 'Allen Perez' <aperez@Perezeng.com>
Cc: Richard Beal <keyskeet@msn.com>
Subject: RE: Proposed Redevelopment - Big Pine Key

28 HH

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Kevin Bond, AICP

Planning and Development Review Manager

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From: Allen Perez [<mailto:aperez@Perezeng.com>]

Sent: Friday, February 09, 2018 3:43 PM

To: Bond-Kevin <Bond-Kevin@MonroeCounty-FL.Gov>

Cc: Richard Beal <keyskeet@msn.com>

Subject: Proposed Redevelopment - Big Pine Key

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Thanks,

Allen E. Perez, P.E.

President

Perez Engineering & Development, Inc.

1010 Kennedy Drive, Suite 201

Key West, Fl. 33040

(305) 293-9440

28 II

— Attached Message —

Subject: RE: Question

From: Santamaria-Mayte <Santamaria-Mayte@MonroeCounty-FL.Gov>

Date: 2/14/2018 4:43 PM

To: Richard Beal <keyskeet@msn.com>

CC: Bond-Kevin <Bond-Kevin@MonroeCounty-FL.Gov>, Schemper-Emily <Schemper-Emily@MonroeCounty-FL.Gov>

Good afternoon Mr. Beal,

There are currently **12** affordable allocations available for Big Pine Key. Six (6) allocations have been provided to another project on Big Pine Key with an approved minor conditional use and building permit submissions in December.

The Sea Horse property has 5 existing ROGO exemptions and the remaining proposed affordable units would require allocations (I believe they proposed 18 more affordable units).

Thanks,

Mayté

Mayte Santamaria

Senior Director of Planning and Environmental Resources

Monroe County | Planning & Environmental Resources Department

2798 Overseas Highway | Suite 400 | Marathon, Florida 33050

(305) 289-2500 or (305) 393-5556

From: Richard Beal [mailto:keyskeet@msn.com]

Sent: Wednesday, February 14, 2018 3:58 PM

To: Santamaria-Mayte

Subject: Question

Mayte,

I have started the process of acquiring a minor combined use on my west parcel with Perez Engineering. (drawings on Keven Bonds desk)

I would ask once again if you might agree to offering the 16 needed workforce housing allocations before I spend money and time making the change.

I simply would never make the change if we could not acquire the allocations after having the change granted.

Also I have researched the Sea Horse property and find that all the building permits state that each are replacement workforce. Would I be correct thing that these 19 allocations are not included in the 18 allocations left or of concern of being

2855

removed from the list?

Thanking you in advance,
Dick

Richard Beal, President

Skeeters marine

30641 Overseas Hwy. / PO Box 430273

Big Pine Key, FL 33043

www.skeetersmarine.com

305-395-0965 Cell

305-872-9040 Office

Attachments:

SKEETER-3.pdf	27 bytes
Attached Message	27.0 KB
Attached Message	37.8 KB
LDRD UPDATE 8-24-2009.pdf	27 bytes
15100504_SURVEY.PDF	27 bytes
C-1.pdf	27 bytes
Attached Message	32.4 KB
Attached Message	29.7 KB

JB KK

County of Monroe Growth Management Division

Planning & Environmental Resources

Department

2798 Overseas Highway, Suite 410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



We strive to be caring, professional and fair

Board of County Commissioners

Mayor Mario Di Gennaro, Dist. 4
Mayor Pro Tem Dixie Spehar, Dist. 1
George Neugent, Dist. 2
Charles "Sonny" McCoy, Dist. 3
Sylvia J. Murphy, Dist. 5

March 16, 2007

Richard Beal
PO Box 430273
Big Pine Key, FL 33043

SUBJECT: LETTER OF UNDERSTANDING CONCERNING THE DEVELOPMENT OF A COMMERCIAL BUILDING AND EMPLOYEE HOUSING UNITS AT A PROPERTY LOCATED AT 30641 US HIGHWAY 1, BIG PINE KEY, MILE MARKER 31 AND HAVING REAL ESTATE NUMBERS 00111078.000000 & 00111078.000300 (COMMONLY KNOWN AS SKEETER'S MARINE)

Mr. Beal,

Pursuant to Section 9.5-43 of the Monroe County Code (MCC), this document shall constitute a Letter of Understanding (LOU). On February 22, 2007, a Pre-Application Conference regarding the above-referenced property was held at the office of the Monroe County Planning & Environmental Resources Department in Marathon.

Attendees of the meeting included Richard Beal (hereafter referred to as "the Applicant") and Clarence Feagin, Senior Planner; Joseph Haberman, Planner; Tiffany Stankiewicz, Senior Planning Technician; Ralph Gouldy, Senior Administrator of Environmental Resources & Lisa Tennyson, Affordable Housing Coordinator (hereafter referred to as "Staff").

Materials presented for review included:

- (a) Pre-Application Conference Request Form; and
- (b) Monroe County Property Record Cards; and
- (c) Monroe County Land Use District and Future Land Use Maps; and
- (d) Aerial Photography; and
- (e) Proposed Site Plan by the Applicant, dated December 30, 2006.

Richard Beal, Letter of Understanding

Page 1 of 1

W:\GROWTH MANAGEMENT\Geo\Lower Keys\029 Big Pine\US 1 Frontage\US 1 MM31 (Skeeter's Marine)\20070302 30641 US1 Big Pine MM31 Beal (Skeeters Marine) LOU RE 00111078.doc

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I. APPLICANT PROPOSAL

1. The Applicant is proposing to redevelop the subject property by constructing the maximum number of employee housing units allowed by the land development regulations and ten thousand (10,000) ft² of non-residential floor area. According to the proposed site plan, the majority of employee housing units would be organized in residential clusters of attached units.

In addition, several employee housing units would be located on the second level of a two-story mixed use building. The first level would consist of the proposed non-residential floor area and serve commercial retail and light industrial uses (boat repair and storage).

II. SUBJECT PROPERTY DESCRIPTION

1. The subject property is located at 30641 US Highway 1 on Big Pine Key, at approximate Mile Marker 31.
2. The subject property consists of two (2) contiguous parcels. The eastern parcel is legally described as 26 66 29 Big Pine Key PT W1/2 of NE1/4 and is identified as Real Estate Number 00111078.000000. The western parcel is legally described as 26 66 29 Big Pine Key PT W1/2 of NE1/4 and is identified as Real Estate Number 00111078.000300.
3. According to the Monroe County Property Appraiser's records, both parcels are currently owned by Richard C. Beal.
4. According to the Monroe County Property Appraiser's records, the site consists of 108,900 ft² (2.5 acres) of total land area. The western parcel consists of 56,192 ft² (1.3 acres) and the eastern parcel consists of 52,708 ft² (1.2 acres).

As a note, no survey providing a total amount of upland area was provided. Therefore, all calculations included in this letter are based on the Property Appraiser's records, which may be inaccurate. A sealed boundary survey, providing a calculation of the total amount of upland area, shall be required at the time of application submittal for development approval. If the amount of upland area provided by the boundary survey differs, then calculations provided in this letter are subject to change.

5. Currently, a non-residential development, commonly known as Skeeter's Marine, is situated on the subject property. The commercial/light industrial development consists of a warehouse and unenclosed nonresidential storage areas.
6. On January 27, 2007, a Letter of Development Rights Determination (LDRD) was sent to the Applicant stating that 1,750 ft² of non-residential floor area is lawfully-established on the parcel identified as RE 00111078.000300.

7. The site is designated within an AE - EL 8 flood zone on the Federal Emergency Management Agency (FEMA)'s flood insurance rate maps. All new structures must be built to standards that meet or exceed those for flood protection.

III. KEY REGULATIONS AFFECTING THE PROPOSAL

1. The subject property has a Land Use District designation of Sub Urban Commercial (SC); a Future Land Use Map (FLUM) designation of Mixed Use / Commercial (MC); and a Tier designation of Tier III.
2. The proposed redevelopment is consistent with the purpose of the SC District. Pursuant to Sec. 9.5-206 of the Monroe County Code (MCC), the purpose of the SC District is to establish areas for commercial uses designed and intended primarily to serve the needs of the immediate planning area in which they are located.
3. According to the Applicant's proposal, the development would include the maximum number of employee housing units allowed and 10,000 ft² of non-residential floor area. The proposed non-residential floor area would be for commercial retail and light industrial uses.

Pursuant to MCC Sec. 9.5-235, in the SC District, residential developments involving less than six (6) units and designated as employee housing may be permitted as-of-right. Residential developments involving six (6) to eighteen (18) units and designated as employee housing may be permitted with minor conditional use approval. Residential developments involving more than eighteen (18) units and designated as employee housing may be permitted with major conditional use approval.

As defined in MCC Sec. 9.5-4 (E-1), *employee housing* means an attached or detached dwelling unit that is intended to serve as affordable, permanent housing for working households, which derive at least 70 percent of their household income from gainful employment in Monroe County and meet the requirements for affordable housing as per MCC Sections 9.5-4 (A-5) and 9.5-266.

The Applicant has not provided Staff with a floor plan or breakdown of the amount of non-residential floor area that would be dedicated to commercial retail and the amount of non-residential floor area that would be dedicated to light industry. In addition, the Applicant has not provided Staff with a traffic impact analysis which would indicate whether the commercial retail would be classified as low, medium or high intensity (intensity is dependent on projected trip generation). Therefore, Staff cannot conclude whether the non-residential uses would be permitted as-of-right or with conditional use approval.

Pursuant to MCC Sec. 9.5-235, in the SC District, low or medium intensity commercial retail uses of less than 2,500 ft² of floor area may be permitted as-of-right and low or medium intensity commercial retail uses of greater than 2,500 ft² but less than 10,000 ft² of floor area may be permitted with minor conditional use approval. High intensity

commercial retail uses of less than 2,500 ft² may be permitted with minor conditional use approval and high intensity commercial retail uses of greater than 2,500 ft² may be permitted with major conditional use approval.

Enclosed boat storage and boat repair are considered light industrial uses. Pursuant to MCC Sec. 9.5-235, in the SC District, light industrial uses may be permitted with minor conditional use approval provided that the parcel proposed for development does not have an area greater than two acres; the parcel proposed for development is separated from any established residential use by at least a class C buffer-yard; and all outside storage areas are screened from adjacent use by a solid fence, wall or hedge at least six ft in height.

As proposed, the redevelopment would require conditional use approval. Conditional uses are those uses which are generally compatible with the other land uses permitted, but require individual review of their location, design and configuration and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

4. Pursuant to MCC Sec. 9.5-266(a)(6)i., affordable housing projects shall be no greater than twenty (20) dwelling units unless approved by Resolution of the Planning Commission. The Planning Commission's decision may be appealed to the Board of County Commissioners utilizing the procedures described in MCC Sec. 9.5-521, with the Board of County Commissioners serving as the appellate body for the purpose of this section only.
5. According to the Property Appraiser's records, the two parcels in which the subject property is comprised consist of 2.5 acres of total land area, an area greater than two acres. Therefore, pursuant to MCC Sec. 9.5-235(b)(7), a light industrial use may not be permitted if the two parcels are aggregated and developed together. However, the Applicant has expressed interest in developing the lots separately with all of the light industrial floor area being located on the western parcel, which has a land area of 1.3 acres. If this development alternative is pursued, each parcel would have to be developed independently of the other, thus requiring separate conditional use and building permit approvals. In addition, each parcel would have to independently meet all provisions of the land development regulations—including but not limited to residential density, non-residential, land use intensity, open space and setback requirements.

As a note, pursuant to MCC Sec. 9.5-271, which concerns aggregation of development, any development which has or is a part of a common plan or theme of development or use, including but not limited to an overall plan of development, common or shared amenities, utilities or facilities, shall be aggregated for the purpose of determining permitted or authorized development and compliance with each and every standard of this chapter and for the purpose of determining the appropriate form of development review.

If the Applicant is interested in aggregating the site and developing it under a common plan, a Development Agreement will be necessary, assuming the proposal does not violate any policies of the Monroe County Year 2010 Comprehensive Plan.

6. In accordance with MCC Sec. 9.5-102, the Applicant may propose a Development Agreement to the county. A Development Agreement provides assurance to a developer that upon receipt of his or her permits under Monroe County's land development regulations he may proceed in accordance with existing ordinances and regulations, subject to the conditions of the agreement. A Development Agreement is in addition to all other local development permits or approvals required by the land development regulations. Further, it does not relieve the developer of the necessity of complying with all Monroe County land development regulations in effect on the date that the agreement is executed.

A Development Agreement must be considered at two public hearings and approved by the Board of County Commissioners at the second public hearing. Further, it is the responsibility of the Applicant to prepare the agreement.

7. Pursuant to MCC Sec. 9.5-269, in the SC District, the maximum floor area ratio (FAR) for low intensity commercial retail is 0.35; for medium intensity commercial retail uses is 0.25; for high intensity commercial retail is 0.15; and for light industry is 0.30. Floor Area Ratio is the total floor area of the building(s) on a property divided by the gross area of the property.

Until a breakdown providing the square footage of each use is provided, Staff cannot determine whether the proposed redevelopment would be in compliance with the non-residential land use intensity regulations of MCC Sec. 9.5-269.

As a note, pursuant to MCC Sec. 9.5-266(a)(5), notwithstanding the provisions of MCC Sections 9.5-261 through 9.5-270, when calculating density, any proposed affordable or employee housing on a parcel and the floor area thereof shall be excluded from the calculation of the total gross non-residential floor area development that may be lawfully established on the parcel.

8. Pursuant to MCC Sec. 9.5-266(a), notwithstanding the density limitations in MCC Section 9.5-262, the owner of a parcel of land shall be entitled to develop affordable and employee housing as defined in MCC Sections 9.5-4(A-5) and (E-1) on parcels of land classified as SC at an intensity up to a maximum net residential density of eighteen (18) dwelling units per acre. Further, the maximum net residential density allowed per district shall not require transferable development rights (TDR's) for affordable and employee housing.

Since the proposed light industrial floor area is not permitted on parcels greater than two acres, density must be calculated for each of the parcels independently (unless the parcels are aggregated and a light industry use on a parcel greater than two acres is

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PAGE

permitted under a Development Agreement approved by the Board of County Commissioners).

Table 1. Development Potential for Real Estate No. 00111078.000000

Land Use	Max Net Density	Size of Site	Allowed	Proposed	Percentage
Employee Housing	18 units per buildable acre	1.21 acres ⁱ (0.97 buildable acres)	17 units	17 units	100.0%

- i. The land area totals used in the above calculations are based on the Property Appraiser's records. The total amount of upland must be confirmed with a sealed boundary survey

Table 2. Development Potential for Real Estate No. 00111078.000300

Land Use	Max Net Density / FAR	Size of Site	Allowed	Proposed	Percentage
Employee Housing	18 units per buildable acre	1.29 acres ⁱ (1.03 buildable acres)	18 units	18 units	100.0%
Light Industry	0.30	56,192 ft ²	16,858 ft ² ⁱⁱ	Not provided	?
Commercial Retail	0.15 - 0.35	56,192 ft ²	8,429 ft ² - 19,667 ft ²	Not provided	?

- i. The land area totals used in the above calculations are based on the Property Appraiser's records. The total amount of upland must be confirmed with a sealed boundary survey
 ii. As a note, only 10,000 ft² would be allowed pursuant to MCC Sec. 9.5-124.4(c)

Pursuant to MCC Sections 9.5-235 and 9.5-266, the Applicant may construct up to thirty-five (35) total employee housing units, seventeen (17) units on the eastern parcel and eighteen (18) units on the western parcel.

9. In order for the owner of a parcel of land to be entitled to the incentives for affordable or employee housing outlined in MCC Sec. 9.5-266, the owner must ensure that all of the provisions and standards set forth in MCC Sec. 9.5-266(a)(6) are met.
10. Regarding maximum unit size, pursuant to MCC Sec. 9.5-266(a)(6)d., the size of the employee housing dwelling units shall be limited by a condition to be placed on the development permit which restricts the habitable space of the units to a maximum of 1,300 ft² for a period of at least 50 years.
11. Regarding maximum sales price, as defined in MCC Sec. 9.5-4 (M-6.3), *maximum sales price, owner occupied affordable housing unit* shall mean a price not exceeding three and three-quarters (3.75) times the annual median household income for Monroe County for a one (1) bedroom or efficiency unit, four and one-quarter (4.25) times the annual median household income for Monroe County for a two (2) bedroom unit, and four and three-quarters (4.75) times the annual median household income for Monroe County for a three (3) or more bedroom unit.

12. The Applicant inquired about the incentive provided in MCC Sec. 9.5-266(a)(8). If an affordable or employee housing project designated for employee housing contains at least five (5) dwelling units, a maximum of 20 percent of those units may be developed as market rate housing dwelling units. The owner of the parcel of land must develop the market rate housing dwelling units as an integral part of an affordable or employee housing project. Further, in order for the market rate housing dwelling units to be eligible for incentives outlined in this section, the owner must ensure that (a) the use of the market rate housing dwelling unit is restricted for a period of at least 50 years to households that derive at least 70 percent of their household income from gainful employment in Monroe County and (b) tourist housing use and vacation rental use of the market rate dwelling unit is prohibited.
13. The Applicant is proposing to construct the maximum number of employee housing units allowed, which is thirty-five (35) employee housing units. All dwelling units shall be subject to the Residential Rate of Growth Ordinance (ROGO) allocation system or transferred from an eligible sender site in accordance with MCC Sec. 9.5-120.4(b).

The Applicant has asked to receive all of the unused affordable allocations and borrow all of the future affordable allocations from the reserved Big Pine Key allocations.

Pursuant to MCC Sec. 9.5-122.1(h), subject to approval by the Board of County Commissioners, the Planning Commission may award additional units from future quarterly allocation periods to fully grant an application for multi-family residential units, if such an application receives an allocation award for some, but not all, of the units requested because the Applicant seeks more units than are available during the allocation period.

14. The Applicant is proposing to construct 10,000 ft² of non-residential floor area. Staff has determined that 1,750 ft² of non-residential floor area is lawfully-established on the western parcel. Therefore, 1,750 ft² of non-residential floor area may be rebuilt without going through the Non-Residential Rate of Growth Ordinance (NROGO) allocation system. Any additional nonresidential floor area will have to be acquired and allocated through the NROGO allocation system.

Pursuant to MCC Sec. 9.5-124.4(b), the amount of non-residential floor area to be allocated shall be limited to a maximum of 2,500 ft² for any one site, except for sites designated for non-residential development in a community master plan and pursuant to MCC Sec. 9.5-124.4(c), an existing structure shall not receive an allocation that expands the structure to more than 10,000 ft² of non-residential floor area.

As a note, MCC Sec. 9.5-124(b) was recently amended with the adoption of Ordinance 037-2006 and redefined *non-residential floor area* as the sum of the gross floor area for a non-residential structure as defined in MCC Sec. 9.5-4, any areas used for the provision of food and beverage services and seating whether covered or uncovered, and all covered, unenclosed areas. Walkways, stairways, entryways, parking, loading areas are not considered floor area. Additionally boat barns, covered, and unenclosed boat racks

with three or fewer sides not associated with the retail sales of boats, which do not exceed 50 percent of the net buildable area of the lot/parcel are not considered non-residential floor area. Non-residential floor area is not space occupied by transient residential and institutional residential principal uses.

Therefore, if some of the non-residential floor area meets the definition of a boat barn and is dedicated exclusively to the storage of boats, Staff may determine that floor area to not be subject to the NROGO allocation system.

15. Pursuant to MCC Sections 9.5-262 and 9.5-269, in the SC District, there is a required open space ratio of 0.20 or 20 percent. Therefore, at least 21,780 ft² of the 108,900 ft² of total land area must remain open space. However, if the lots are developed independently, 11,238 ft² of the 56,192 ft² western parcel must remain open space and 10,542 ft² of the 52,708 ft² eastern parcel must remain open space.
16. Pursuant to MCC Sec. 9.5-281, the required non-shoreline setbacks in the SC District are as follows: Front yard - 25 feet; Rear yard - 10 feet; and Side yard - 10/15 feet (where 10 feet is the required side yard for one side and 15 feet is the minimum combined total of both side yards).
17. Pursuant to MCC Sec. 9.5-283, no structure or building shall be developed that exceeds a maximum height of 35 feet. Height means the vertical distance between average grade and the highest part of any structure, including mechanical equipment, but excluding chimneys, spires and steeples on structures utilized for institutional and public uses only, radio or television antenna, flagpoles, solar apparatus, and utility poles.
18. Pursuant to MCC Sec. 9.5-352, the redevelopment proposal would be subject to the following off-street parking requirements:

Table 3: Required Parking

Specific Use	Multiplier	Proposed	Required Sp.
Multi-Family Dwelling Unit	1.5 spaces / unit	35 units	53 spaces
Commercial Retail	3 spaces / 1,000 ft ²	Not provided	?
Light Industry	2 spaces / 1,000 ft ²	Not provided	?

19. MCC Sec. 9.5-362 requires that any project proposing more than six (6) off-street parking spaces provide parking lot landscaping. Class 'A' parking lot landscaping is required in the SC District, consisting of 1,500 ft² of planting area, five (5) canopy trees, one (1) understory tree and twelve (12) shrubs per twenty four (24) spaces, or proportional fractional amount thereof.
20. Pursuant to MCC Sec. 9.5-375, bufferyards are required between differing land use districts and along major streets. Per MCC Sec. 9.5-377, a Class 'D' District Boundary Buffer is required between the subject SC parcel and the Suburban Residential (SR) District to the North. This buffer consists of a minimum width of twenty (20) feet, with 6.6 canopy trees, 3.3 understory trees, and 28 shrubs per 100 feet of frontage. Optional

widths of 25 feet, 30 feet, and 35 feet, with reduced planting requirements, are also allowed.

Per MCC Sec. 9.5-378, a Class 'C' Major Street Buffer is required for this SC parcel, consisting of a minimum width of ten (10) feet, planted with five (5) canopy trees, two (2) understory trees, and twenty (20) shrubs per 100 feet of frontage along US 1. Optional bufferyard widths of 15 feet, 20 feet, and 25 feet, with reduced planting requirements, are also allowed.

21. Pursuant to MCC Sec. 9.5-426, a traffic study by a qualified traffic engineer shall be required for any development generating over 250 trips per day. If trip generation will not exceed 250 trips per day, the Applicant must submit a letter from a qualified traffic engineer justifying that conclusion. The County Traffic Consultant shall review the traffic study or letter and must approve its findings and determine whether the proposed redevelopment will affect the level of service along US 1.
22. A stormwater management plan shall also be required as a part of any application for development approval. This plan shall detail pre and post development water flow and storage on site with supporting calculations.

IV. LIVABLE COMMUNIKEYS PLAN FOR BIG PINE KEY AND NO NAME KEY

1. Action Item 3.1.1 of the *Master Plan for Future Development of Big Pine Key and No Name Key* directs Staff to limit the total allocations for new residential units over the next 20 years to 200 units.

Action Item 3.2.4 directs Staff to allocate residential units within the planning area at the rate of no greater than ten (10) in any given year. More than ten (10) residential awards may be allocated if the excess consists of affordable units, that may be accumulated and issued in any allocation period or "borrowed forward" from future allocations.

2. In accordance with Strategy 3.3 of the *Master Plan for Future Development of Big Pine Key and No Name Key*, the county shall retain and expand availability of affordable housing within the planning area to the greatest extent possible. The following action items shall be implemented in order to achieve this strategy:

Action Item 3.3.1: Identify the locations and characteristics of the existing pool of affordable housing in the planning area. These areas shall be targeted for the formulation and implementation of retention and expansion mechanisms.

Action Item 3.3.2: Consider an incentive program for existing mobile home parks and other existing or potential affordable housing in the planning area to provide for retention of affordable status.

Action Item 3.3.3: Set aside a minimum of 20 percent (i.e., 2 per year) of dedicated ROGO units for affordable housing development within the planning area. This number may be adjusted during the annual BOCC review of the HCP status report.

Action Item 3.3.4: Consider provision of incentives for businesses to build affordable housing, including employee housing, in conjunction with their businesses on US 1.

3. Action Item 4.1.3 of the *Master Plan for Future Development of Big Pine Key and No Name Key* asserts that non-residential development and redevelopment should be directed to infill in existing non-residential areas on Tier II and Tier III lands, mainly in the US 1 Corridor Area. New commercial development will be limited to disturbed or scarified land – no clearing of pinelands and/or hammock will be permitted.
4. Action Item 4.1.9 of the *Master Plan for Future Development of Big Pine Key and No Name Key* directs Staff to prohibit new light industrial uses in the SC District fronting on US 1 and Action Item 12.2.6 directs Staff to prohibit new industrial uses on US 1 within the planning area in order to enhance the community character of the US 1 Corridor Area.

Staff has determined that the site currently has a lawfully-existing light industrial use. Therefore, the proposed redevelopment would not be prohibited under Action Item 4.1.9.

5. The subject property is designated within a General Zone in the *Big Pine Key/US 1 Corridor Area Enhancement Plan*. The General Zone represents the category marked by medium intensity development on the US 1 corridor.

As stated within the enhancement plan, "The General Zone is discernible by moderately intensive development - with residential opportunities accommodated by sideyard and single standing buildings. Commercial and retail space is evidenced by restaurants, storefronts and offices of a more regional focus. Building encroachments are limited to balconies, arcades and other architectural elements associated with activity in the public realm. Parking is relegated to the rear of lots, but in some cases may occur alongside buildings. Parking in the front yards of lots is not encouraged".

In addition, the enhancement plan states "as development or redevelopment trends in the General Zone continue, the building types will include smaller but denser buildings with commercial uses on the lowest floors. The use of single detached buildings or sideyard buildings is appropriate as they correspond to the vernacular building types found along the Florida Keys. The Urban Guidelines by the use of building disposition and requirements describe a model for new developments to follow while excluding the inappropriate use and placement of suburban models that have proven to disturb the atmosphere particular to Big Pine Key."

Pursuant to MCC Sec. 9.5-43, you are entitled to rely upon the representations set forth in this LOU as accurate under the regulations currently in effect. This letter does not provide any vesting to the existing regulations. If the Monroe County Code or Year 2010 Comprehensive

Plan are amended, the project will be required to be consistent with all goals, objectives and standards at the time of development approval. The Planning & Environmental Resources Department acknowledges that all items required as a part of the application for development approval may not have been addressed at the February 22, 2007 meeting, and consequently reserves the right for additional comment. The information provided in this letter may be relied upon, with the previous disclaimers, for a period of three (3) years. The Director of Planning, upon the request of the property owner, may review and reaffirm the representations set forth in this letter for an additional period of time.

You may appeal decisions made in this letter. If you choose to do so, please contact the Planning Commission Coordinator, Ms. Nicole Petrick, at (305) 289-2500 for the necessary forms and information. The appeal must be filed with the County Administrator, 1100 Simonton Street, Gato Building, Key West, FL 33040, within thirty (30) working days from the date of this letter. In addition, please submit a copy of your application to Ms. Petrick, Planning Commission Coordinator, Monroe County Planning Department, 2798 Overseas Hwy, Suite 410, Marathon, FL 33050-2227.

We trust that this information is of assistance. If you have any questions regarding the contents of this letter, or if we may further assist you with your project, please feel free to contact our Marathon office at (305) 289-2500.

Sincerely, yours,


Aref Joulani,
Senior Director of Planning & Environmental Resources

Date Signed 3/19/07

Cc: Andrew Trivette, Acting Director of Growth Management
Joe Paskalik, Building Official
Ervin Higgs, Property Appraiser
Ronda Norman, Senior Director of Code Enforcement
Ralph Gouldy, Senior Administrator of Environmental Resources
Clarence Feagin, Senior Planner
Joseph Haberman, Planner
Lisa Tennyson, Affordable Housing Coordinator

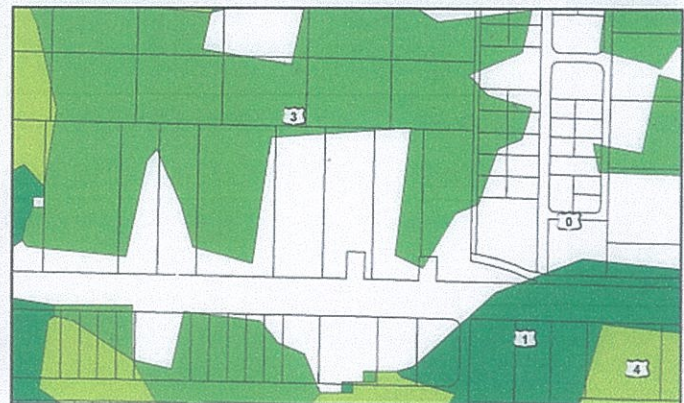
30641 Overseas Highway, Big Pine Key
Real Estate Nos. 00111078.000000 & 00111078.000300



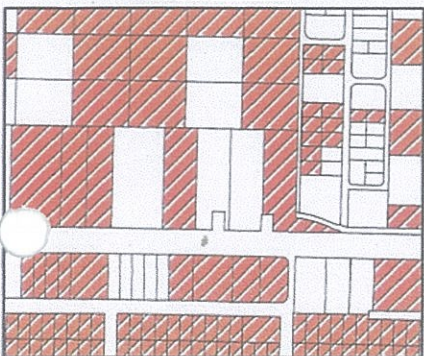
Tier Designation



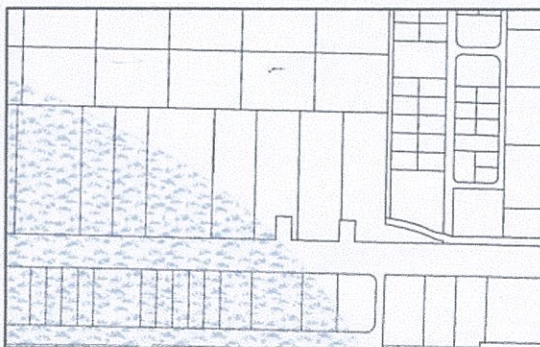
Land Use Designation



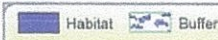
Protected Species



Florida Forever Boundary



Keys Marsh Rabbit Buffer/Habitat



COUNTY of MONROE
 KEY WEST FLORIDA 33040
 (305) 254-4641
 Planning & Environmental Resources



This map is for use by the Monroe County Growth Management Division only. The data contained herein is not a legal representation of boundaries, parcels, roads right of ways or other geographical data.

Prepared by: J. Haberman

29L

County of Monroe
Growth Management Division

Planning & Environmental Resources

Department

2798 Overseas Highway, Suite 410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



Board of County Commissioners

Mayor Mario Di Gennaro, Dist. 4
Mayor Pro Tem Dixie Spehar, Dist. 1
George Neugent, Dist. 2
Charles "Sonny" McCoy, Dist. 3
Sylvia J. Murphy, Dist. 5

We strive to be caring, professional and fair

January 26, 2007

Richard Beal
PO Box 430273
Big Pine Key, FL 33043

SUBJECT: LETTER OF DEVELOPMENT RIGHTS DETERMINATION FOR THE BEAL PROPERTY (ALSO KNOWN AS SKEETER'S MARINE), LOCATED AT 30641 US HIGHWAY 1, BIG PINE KEY, MILE MARKER 31 AND HAVING REAL ESTATE NUMBER 00111078.000300

Mr. Beal,

You requested a determination as to the amount of nonresidential square footage that may be rebuilt and exempt from the Non-Residential Rate of Growth Ordinance (NROGO) on the above-described premises.

I. Background Information

A nonresidential development, commonly known as Skeeter's Marine, is situated on the subject property. The commercial/light industrial development consists of a warehouse and unenclosed nonresidential storage areas.

The subject property is located at 30641 US Highway 1 on Big Pine Key. It is identified as Real Estate (RE) number 00111078.000300 and legally described as 26 66 29 Big Pine Key PT W1/2 of NE1/4. In addition, a contiguous property to the East, identified as RE 00111078.000000, is also under the ownership of Richard Beal. There are no structures on the parcel.

The subject property is currently within a Sub Urban Commercial (SC) Land Use District and has a Future Land Use Map (FLUM) designation of Mixed Use / Commercial (MC). Prior to 1986, the property was within a BU-2 (Medium Business) district.

29 M

II. Non-Residential Floor Area

Pursuant to Sec. 9.5-124(b) of the Monroe County Code (MCC), *nonresidential floor area* means the sum of the gross floor area for a nonresidential structure as defined in MCC Sec. 9.5-4, any areas used for the provision of food and beverage services and seating whether covered or uncovered, and all covered, unenclosed areas except for walkways, stairways, entryways, parking and loading. Nonresidential floor area is not space occupied by transient residential and institutional residential principal uses.

Pursuant to MCC Sec. 9.5-124.3, owners of land upon which lawfully-established nonresidential floor area exists, shall be entitled to one (1) square foot for each such square foot in existence. Administrative Interpretation 031-108 provides a procedure for determining the amount of lawfully-established floor area for structures and uses established prior to 1986.

A review of the records found:

- (a) The warehouse use (light industrial) was allowed at the time the complex was established in the 1970s.

Currently, the property is located in a SC District, which permits light industrial uses with minor conditional use approval and commercial retail uses as-of-right and with conditional use approval, depending on the size and intensity of the development. In addition, outdoor storage areas are permitted as-of-right in a SC District, provided that the area does not exceed twenty-five (25) percent of the gross area of the property. Outdoor storage areas that exceed twenty-five (25) percent of the gross area or develop into the principal use of the property may be permitted as a light industrial use with minor conditional use approval.

- (b) Building Permit 30557, issued on August 3, 1973, permitted the construction of a 1,750 ft² warehouse. A site visit was conducted by Planning & Environmental Resources Department Staff on December 29, 2006. One (1) building, consisting of approximately 1,700 ft² of nonresidential floor area, was observed on the property.

In addition, the property record card supports Building Permit 30557, indicating that a structure was built on the property in 1973 and consists of 1,800 ft² of floor area. Further, the property record card indicates that building is currently being used as a warehouse (PC Code 48).

- (c) The areas dedicated to outdoor storage and parking would not require an NROGO allocation and therefore their square footage is not exempt from NROGO.

Pursuant to MCC Sec. 9.5-124(b), *storage area* means the outdoor storage of boats, campers, equipment, and materials for more than twenty-four hours. Nonresidential floor area means the sum of the gross floor area for a nonresidential structure as defined in MCC Sec. 9.5-4, any areas used for the provision of food and beverage services and

seating whether covered or uncovered, and all covered, unenclosed areas except for walkways, stairways, entryways, parking and loading.

III. Lawful Determination

Based on a review of the records, the Planning & Environmental Resources Department has determined that one thousand seven hundred fifty (1,750) square feet of nonresidential floor area is lawfully-established on the parcel identified as RE 00111078.000300.

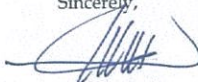
Any additional nonresidential floor area or dwelling units will have to be acquired and allocated through NROGO or ROGO. In addition, in accordance with MCC Sec. 9.5-124.3, the existing lawfully-established nonresidential floor area may be transferred off-site to eligible receiver sites with conditional use approval.

Pursuant to MCC Sections 9.5-261 and 9.5-269, any future redevelopment of the property may not lead the property to exceed the maximum residential density and maximum nonresidential land use intensities allowed in the SC District.

We trust that this information is of assistance. Pursuant to Sec. 9.5-43 of the Monroe County Code, you are entitled to rely upon the representations set forth in this letter as accurate under the regulations currently in effect. If you have any questions regarding the contents of this letter or if we may further assist you with your project, please feel free to contact our Marathon office at (305) 289-2500.

You may appeal this decision. If you choose to do so, please contact the Planning Commission Coordinator, Ms. Nicole Petrick, at (305) 289-2500 for the necessary forms and information. The appeal must be filed with the County Administrator, 1100 Simonton Street, Gato Building, Key West, FL 33040, within thirty (30) working days from the date of this letter. In addition, please submit a copy of your application to Ms. Petrick, Planning Commission Coordinator, Monroe County Planning Department, 2798 Overseas Hwy, Suite 410, Marathon, FL 33050-2227.

Sincerely,



Aref Joulani
Senior Director of Planning & Environmental Resources

1/26/07
Date Signed

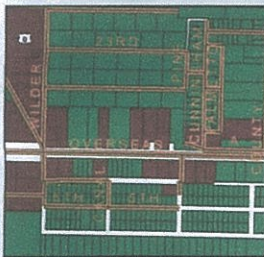
Cc: Clarence Feagin, Senior Planner
Joseph Haberman, Planner

Attachment: Building Permit History

Building Permit History for Real Estate Number 00111078.000300

<i>Permit No.</i>	<i>Date Issued</i>	<i>Description</i>
A-14921	03-05-1986	1,000 CY Fill
A-11437	02-16-1984	Installation of billboard
A-10330	03-15-1983	Land clearing
30908	08-23-1973	Motor and well
30557	08-03-1973	Construction of warehouse and sidewalks
29844	05-02-1973	Installation of chain link fence

30641 Overseas Highway, Big Pine Key
Real Estate No. 00111078.000300



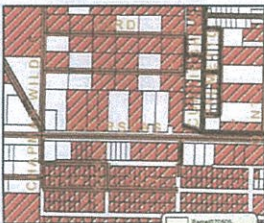
Tier Designation



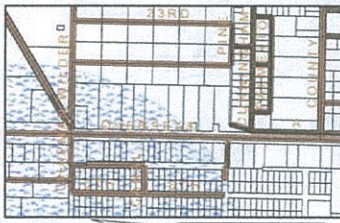
Land Use Designation



Protected Species



Florida Forever Boundary



Keys Marsh Rabbit Buffer/Habitat

Habitat Buffer

COUNTY OF MONROE
KEY WEST
FLORIDA 33548
Environmental Resources



This map is for use by the Monroe County Growth Management Division only. The data contained herein is not a legal representation of boundaries, parcels, roads, right of ways or other geographical data.

Prepared by: J Haberman

County of Monroe Growth Management Division

Planning & Environmental Resources

Department

2798 Overseas Highway, Suite 410

Marathon, FL 33050

Voice: (305) 289-2500

FAX: (305) 289-2536



Board of County Commissioners

Mayor George Neugent, Dist. 2

Mayor Pro Tem Sylvia J. Murphy, Dist. 5

Kim Wigington, Dist. 1

Heather Carruthers, Dist. 3

Mario Di Gennaro, Dist. 4

We strive to be caring, professional and fair

August 24, 2009

Mr. Richard Beal

PO Box 430273

Big Pine Key, FL 33043

SUBJECT: Proposed Redevelopment for RE #: 00111078-000300
Big Pine Key, Florida

Mr. Beal,

The intention of this letter is to evaluate your proposed project and to explain Monroe County's process in allocating "H" for non-residential projects.

We have received your request for copies of the current "H" bank spreadsheet, U.S. Fish and Wildlife Service report request, the calculations of non-county owned parcel numbers that were credited to the "H" bank after the ITP was signed, and the current HCP Annual Report.

"H" Bank Master List

A copy of the Big Pine Key and No Name Key "H" bank master list is attached. The master list includes all permitted, budgeted and reserved development and acquisition activities from March 13, 1995 through July 16, 2009. Please note the bank balance can change on a daily basis.

Monroe County's Request to USFWS

The regulatory conservation concept is outlined in the attached memo, dated August 1, 2008, and sent to Roman Gastesi, County Administrator. The concept is described as mitigation of both direct habitat loss and indirect related impacts on threatened and endangered species which can occur through the use of a rigorous regulatory framework which prohibits, discourages and limits development.

Non-Residential Development Projects

In reviewing the master list, we have debited the "H" bank for three (3) non-residential development projects completed after the ITP permit issuance date of June 9, 2006. Upon your request, enclosed are the calculation worksheets and "H" impact of the three (3) projects. All calculations were done in accordance with the Habitat Conservation Plan, Table 2.6.

Big Pine Key / No Name Key Annual Mitigation Reports

The 1st and 2nd Big Pine Key / No Name Key Mitigation Reports are located on the Monroe County web page at:

http://monroecofl.virtualltownhall.net/Pages/MonroeCoFL_Planning/PlanningTopics.

If you would like a hard copy of the annual reports, we would be happy to provide them for you at our standard hourly rate and cost per page.

Proposed Project

Your proposal to redevelop RE 00111078-000300 consists of 18 residential dwelling units, 4,000ft² of institutional uses, 6,000ft² of industrial uses and one (1) 1,750ft² non-residential retail building. The existing 1,750ft² building has been determined to be lawfully established as stated in the Letter of Development Rights Determination (LDRD) dated January 27, 2007, for a total of 11,750ft² of non-residential square footage.

"H" Impact of Proposed Project

Structure	Percent of Total Property	"H" Impact
Institutional Use	7% of the property	0.0002
Industrial Use	11% of the property	0.0003
Non-residential Retail (new use)	3% of the property	0.0001
18 residential dwelling unit allocations	42% of the property	0.0036
Total "H" Impact of the new uses		0.0042
Warehouse Use (old use)	3% of the property	0.0000
Total "H" Impact of the old use		0.0000
Total "H" impact of the proposed project:		0.0042
Total "H" impact of the proposed project at 3:1 mitigation ratio:		0.0125

Automatic 20% Reduction in "H"

The property is fenced. An automatic deduction of 20% of the "H" value was deducted from the "H" of the parcel ($0.0109 \times .20\% = 0.0087$ "H").

Proposed and Current Uses "H" value

There are four (4) proposed uses identified in your project: institutional, industrial, non-residential retail and residential dwelling units. There is one (1) current use identified as a light industrial use. A new "H" was calculated based on square footage of each use and percentage of land it consumes.

Institutional Use

The proposed institutional use is 4,000ft². Its footprint consumes 7% of the property and has an "H" value of 0.0006 "H."

Industrial Use

The proposed industrial use is 6,000ft². Its footprint consumes 11% of the property and has an "H" value of 0.0009 "H."

Non-residential Retail Use

The *proposed* use of the 1,750ft² building will consume 3% of the property and will have an "H" value of 0.0002 "H."

The *current* use of the 1,750ft² building is a warehouse and consumes 3% of the property. The warehouse is a light industrial use. It has the same "H" value as the proposed use.

Residential dwelling unit allocations

Eighteen (18) residential dwelling unit allocations are proposed. The LDRD stated each residential dwelling unit's footprint could be no larger than 1,300ft². Therefore, eighteen (18) residential dwelling units will consume 23,400ft² or 42% of the parcel. The residential dwelling units have a new "H" value of 0.0036 "H."

"H" Impact and 3:1 mitigation calculated

Based on the above information and traffic generated from each use, your proposed project "H" impact is 0.0042 "H". Due to the 3:1 mitigation requirement of the ITP, your proposed project will be required to mitigate 0.0125 "H" ($0.0042 \times 3 = 0.0125$).

Non-Residential Uses Regulation

Based on the above project description, you propose a combined total of 11,750ft² of non-residential floor area (10,000ft² of new and 1,750ft² of existing non-residential floor area). Allocation of non-residential floor area is regulated in much the same way as residential allocations, using NROGO. At present, Monroe County has 32,992ft² of non-residential square footage available to utilize in Big Pine Key and No Name Key over the next 14 years. We feel this is an adequate amount of square footage to address future needs for non-residential uses in Big Pine Key and No Name Key. Your request is approximately 30% of that total.

The NROGO allocation system allows a maximum of 2,500ft² to be allocated towards any one project in a single allocation period. Non-residential square footage is allocated twice per year (July and January). To apply for NROGO, applications should be submitted to the Monroe County Building Department no less than thirty (30) days prior to the close of the period).

Residential Uses Regulation

Your project proposes eighteen (18) employee dwelling units to be developed on real estate number 00111078-000300. Each year in July, eight (8) market rate and two (2) affordable residential ROGO allocations are made available on Big Pine Key and No Name Key (Monroe County Code Section 138-24). However, the BOCC utilized a provision of the Monroe County Code which allowed borrowing forward of allocations to facilitate your most recent request, on your adjacent parcel, for real estate number 00111078-000000 of sixteen (16) affordable residential dwelling units. This action depleted the available affordable housing allocations. At present, no affordable housing allocations are available. Two (2) affordable residential ROGO dwelling unit allocations will be available ROGO Year 21 or July 2014.

Recommendation

Based on the above information and the Monroe County Code, the ITP, HCP and LCP, the following is a staff recommendation for you to proceed with your project as proposed. Please pursue the following steps in the order they are presented below.

Real estate number 00111078-000000: 16 employee housing units

1. Apply for and pick up the sixteen (16) employee housing residential dwelling unit building permits which have been allocated to your project (Resolutions 077-2008, 346-2008 and 060-2009).

Real estate number 00111078-000300: 18 employee housing units

2. Apply for and seek BOCC approval to borrow forward two (2) residential employee dwelling unit allocations for each ROGO year.

10,000ft² of new non-residential square footage

3. Apply for the allocation of 2,500ft² of NROGO for the January 2010 period.
4. Apply for the allocation of 2,500ft² of NROGO for the July 2010 period.
5. Apply for the allocation of 2,500ft² of NROGO for the January 2011 period.
6. Apply for the allocation of 2,500ft² of NROGO for the July 2011 period.

For the specific ROGO / NROGO deadline dates, please see the Monroe County web page:

http://monroecofl.virtualltownhall.net/Pages/MonroeCoFL_Planning/ROGO

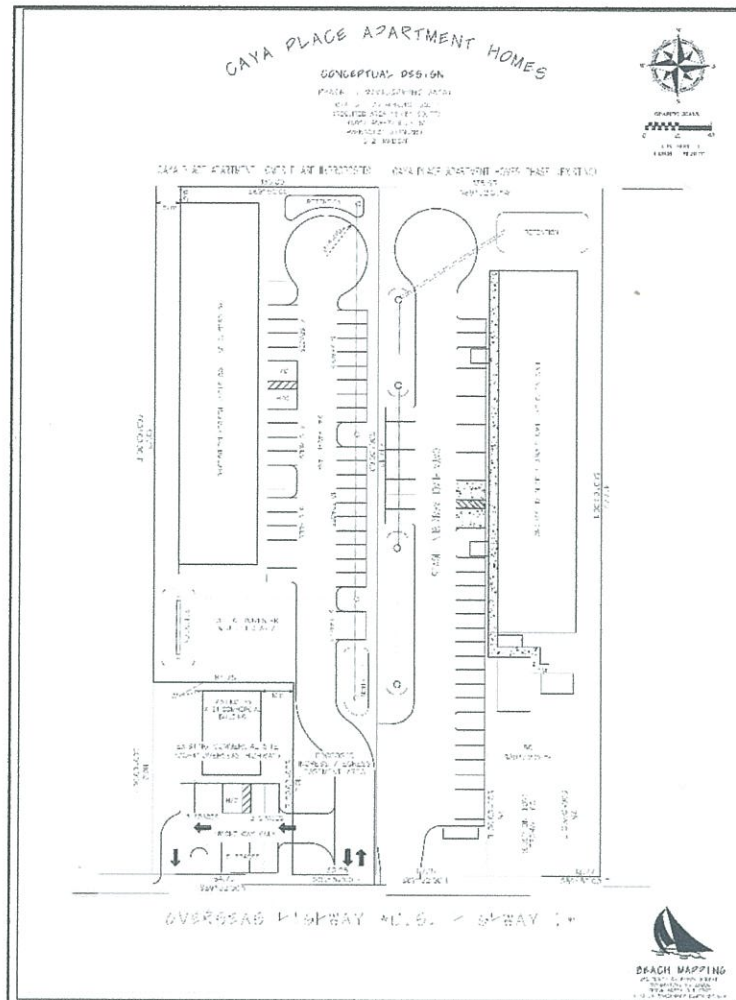
In our meeting last month, you were told no "H" was allowed to be debited from the "H" bank for private non-residential development, only affordable residential dwelling units. We were incorrect in the assessment of supplying "H" for non-residential projects. The BOCC approved the use of using "H" mitigation for public and private development during the August 19, 2009 meeting. The "H" for your project will be debited from the "H" bank when your building permits are issued.

Thank you again for your inquiry. Please feel free to contact me if you have any questions.

Sincerely,



Kathy Grasser
Comprehensive Planner
(305) 289-2565



Traffic Impact Analysis

Caya Place Apartment Homes

Monroe County, Florida

15 June 2018

TRAFFIC IMPACT
GROUP, LLC

740 Florida Central Pkwy, Suite 2056
Longwood, FL 32750
407.607.6985

TRAFFIC IMPACT GROUP, LLC

Caya Place Apartment Homes - Monroe County

Project Number 18-FL10111-1

I hereby certify that this report was prepared by me
or under my direct supervision, and that I am a duly
Licensed Professional Engineer under the laws of the
State of Florida.

 6/15/2018

Scott P. Israelson, P.E., PTOE
License No. 54473

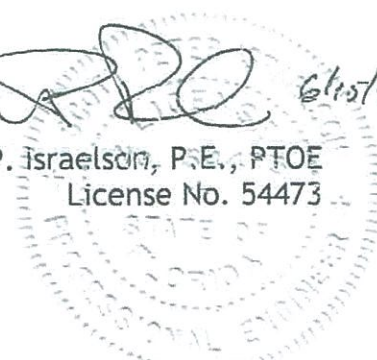


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I. Introduction

Traffic Impact Group, LLC has been retained to perform a Level 1 Traffic Impact Study for the proposed Caya Place Apartment Homes in Monroe County.

The objective of the report is to provide Monroe County with a detailed assessment of the number of additional daily trips that will be generated by the proposed development on each US 1 segment.

The site is located on Big Pine Key, on the north side of US 1 and east of Wilder Road/Chapman Lane. It is immediately adjacent to Phase I of Caya Place Apartments. Phase II is proposed to consist of 16 multi-family apartment units.

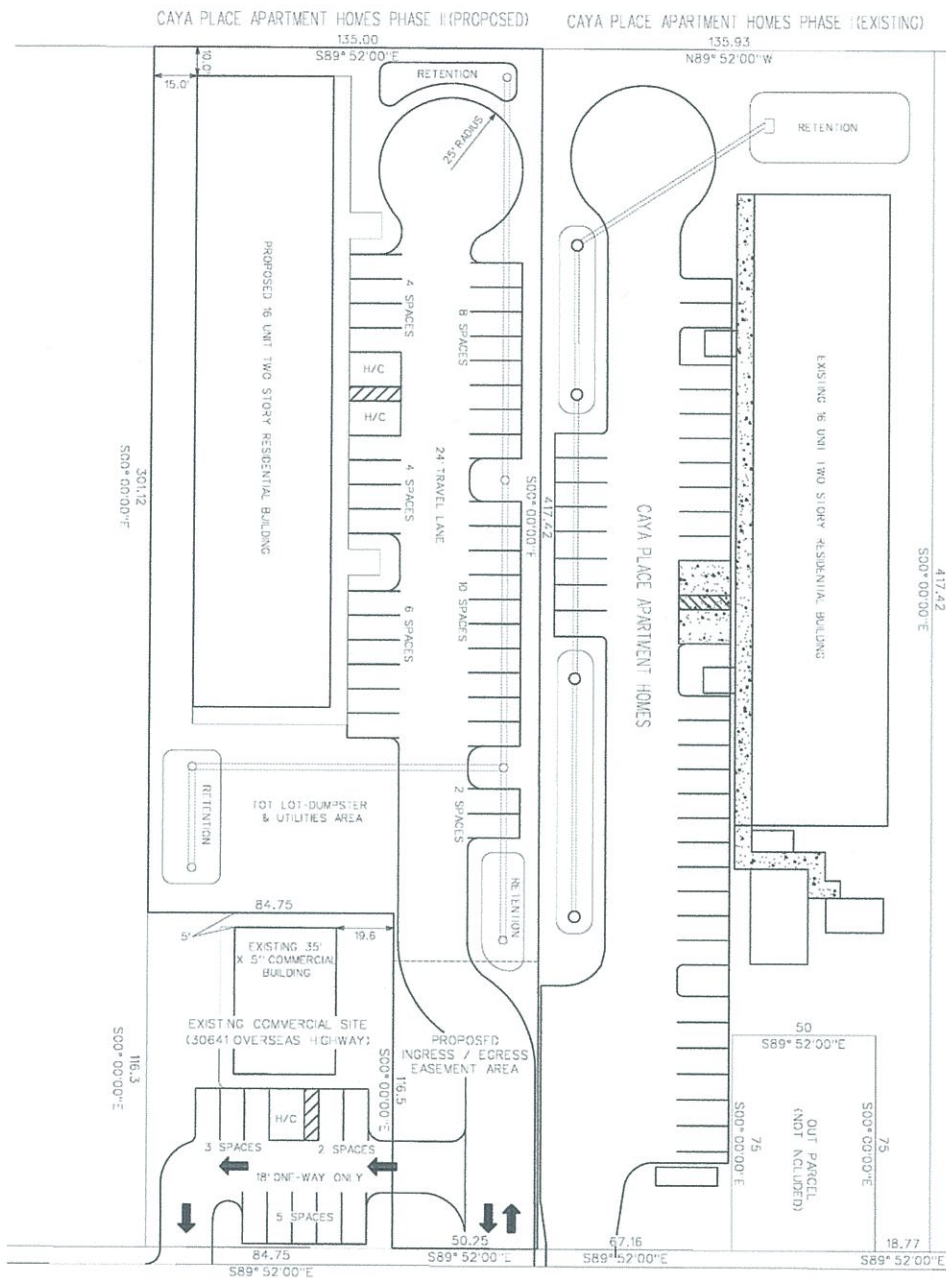
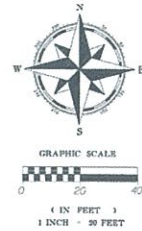
Figure 1 shows the most recent site plan. Figure 2 shows the project vicinity map.

CAYA PLACE APARTMENT HOMES

CONCEPTUAL DESIGN

PHASE 1 DEVELOPMENT DATA:

TOTAL SITE AREA: 46,487 SQ. FT.
 REQUIRED AREA: 46,464 SQ. FT.
 (1.067 ACRES/16 UNITS)
 PARKING: 34 STANDARD
 & 2 HANDICAP



OVERSEAS HIGHWAY *U.S. HIGHWAY 1*



BEACH MAPPING
 242 NORTH ANDERSON STREET
 WILMINGTON, NC 28405
 PHONE: 910-341-5700
 E-MAIL: BEACHMAPPING@YAHOO.COM

Site Plan

Project No: 18-FL10111-1

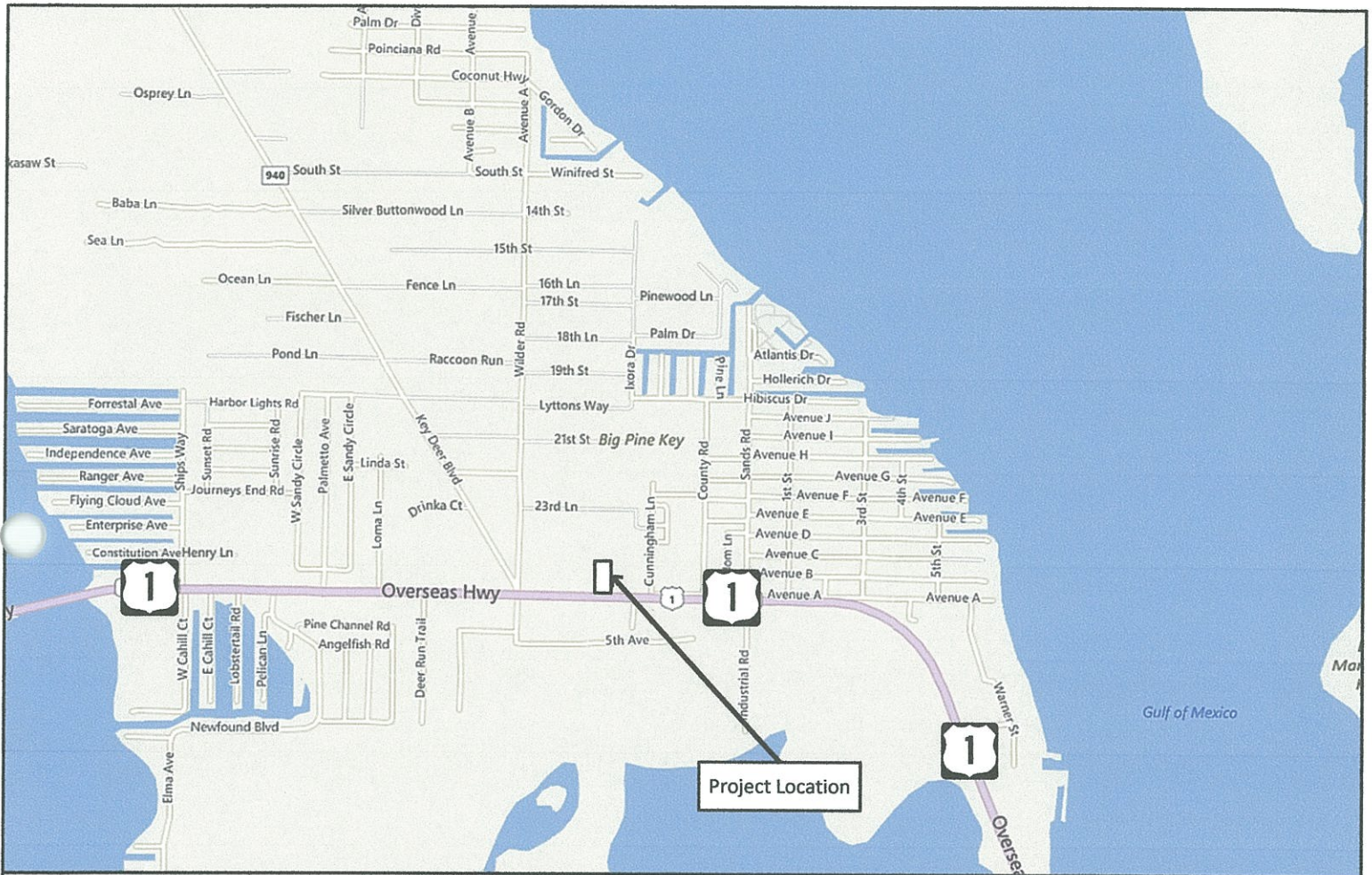
Figure 1

Date: 15 June 2018

TRAFFIC IMPACT
 GROUP, LLC

Caya Place Apartment Homes - Monroe County

18 F



Vicinity Map

Project No: 18-FL10111-1

Figure 2

Date: 15 June 2018

TRAFFIC IMPACT
GROUP, LLC

Caye Place Apartment Homes - Monroe County

II. Inventory

A. EXISTING LAND USE

Skeeters Marine is currently located on the site and the existing one-story building will remain. The remainder of the parcel is unpaved for boat storage, which will be replaced by the development.

The site has two full-access driveways to US 1 which will remain.

B. PROPOSED LAND USE

Phase II is proposed to consist of 16 multi-family apartment units.

According to the most recent site plan, the east driveway will remain a full-access driveway and the west driveway will become an exit-only driveway.

C. EXISTING TRAFFIC CONDITIONS

US 1 (Overseas Highway) is a two-lane undivided principal arterial roadway.

The signalized intersection of US 1 & Wilder Road/Chapman Lane is located approximately 950 feet west of the site.

The Florida Department of Transportation (FDOT) maintains Count Station #900227 located on US 1 on the northeast side of Pine Channel Bridge at approximate mile marker (MM) 29.5. The most recent AADT is 18,590 vehicles per day.

III. Trip Generation

A. TRIP GENERATION ASSUMPTIONS

The development is proposed to consist of 16 apartment units.

The *ITE Trip Generation Manual, 10th Edition* was used to estimate the projected trips by this development.

B. TRIP GENERATION

Table 3.1 shows the summary of the estimated trips generated by the development.

Table 1 - ITE Trip Generation								
Average Weekday Driveway Volumes					AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Size		Daily Trips	Enter	Exit	Enter	Exit
Multi-family Housing (Low-Rise)	220	16	Dwelling Units	117	2	6	8	4

All trips are primary trips.

C. AVERAGE TRIP LENGTH

According to the *Monroe County Traffic Report Guidelines Manual*, the average trip length for permanent residents on Big Pine Key (MM 30) is 17 miles. For this analysis, the study area will extend 17 miles to the east and to the west of the site on US 1.

IV. Trip Distribution/Directional Split

Trip distribution/directional split is based on population areas documented in the Monroe County *Traffic Report Guidelines Manual* for the sections west extending to Summerland Key, and eight miles east extending to Bahia Honda.

The 2010 population estimates for PAED 4a (Summerland Key and Little Torch Key) is 9,212; for PAED 5 (Big Pine Key) is 9,884; and for PAED 6 (Bahia Honda) is 1,829.

Assuming a 50/50 directional split on Big Pine Key itself, the distribution for this project is calculated as follows:

$$\text{Total} = 9,212 + 9,884 + 1,829 = 20,925$$

$$\text{West} = 9,212 + 9,884/2 = 14,154$$

$$\text{East} = 9,884/2 + 1,829 = 6,771$$

The trip distribution for this project will be 68% to/from the west on US 1, and 32% to/from the east on US 1.

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V. Trip Attenuation

Trip attenuation for this project will be determined using linear trip dissipation for the maximum trip length of 17 miles. The site is located at approximate MM 30.5.

The formula for trip attenuation is:

$$1 \pm [(30.5 - ((\text{segment start point} + \text{segment end point})/2) / 17]$$

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VI. Traffic Impact Analysis

A. US 1 SEGMENT ANALYSIS

2017 Reserve Capacity is provided by Appendix G of the *US 1 Arterial Travel Time and Delay Study*.

Table 6.1 summarizes the study area roadway segments, assigned development daily trips, and segment reserve capacities.

Table 6.1 - US 1 Segment Analysis - Daily							
Total Primary Daily Trips	US 1 Segment Number	Begin MM	End MM	Directional Split	Impact Based on Trip Length	Project Daily Trips	Reserve Capacity
117	#4	10.5	16.5	0.68	0.00	-	4,034
	#5	16.5	20.5	0.68	0.29	23	7,944
	#6	20.5	23	0.68	0.49	39	3,168
	#7	23	25	0.68	0.62	49	1,639
	#8	25	27.5	0.68	0.75	60	2,133
	#9	27.5	29.5	0.68	0.88	70	2,504
	#10	29.5	33	0.32	0.96	36	1,295
	#11	33	40	0.32	0.65	24	6,723
	#12	40	47	0.32	0.24	9	3,603

Analysis shows that all segments will have reserve capacity to accommodate development trips.

VII. Summary and Conclusion

This study serves as an analysis of the traffic impacts from the proposed Phase II of the Caya Place Apartment Homes development in Big Pine Key.

This analysis followed Monroe County guidelines for a Level 1 Traffic Impact Study.

The proposed development is expected to generate 117 primary trips per day. Analysis shows that all US 1 roadway segments in the study area have capacity to accommodate trips from the proposed development.

Appendix

Trip Generation

Traffic Volumes

Signed Letter of Qualifications

18-14

TRIP GENERATION

Project Information	
Project Name:	Monroe County Caya
No:	18-FL10111-1
Date:	6/13/2018
City:	Monroe County
State/Province:	FL
Zip/Postal Code:	
Country:	
Client Name:	
Analyst's Name:	SPI
Edition:	ITE-TGM 10th Edition

Land Use	Size	Daily		AM Peak		PM Peak	
		Entry	Exit	Entry	Exit	Entry	Exit
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	16 Dwelling Units	59	58	2	6	8	4
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		59	58	2	6	8	4
Total		59	58	2	6	8	4
Total Reduction		0	0	0	0	0	0
Total Internal		0	0	0	0	0	0
Total Pass-by		0	0	0	0	0	0
Total Non-pass-by		59	58	2	6	8	4

TRAFFIC VOLUMES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2017 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 0227 - SR-5/US-1,200' NE NORTH PINE CHANNEL BRG, MONROE CO

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2017	18590 C	N 9312	S 9278	9.00	53.40	7.80
2016	18143 C	N 9047	S 9096	9.50	52.80	6.90
2015	18496 C	N 9289	S 9207	9.50	52.80	6.50
2014	17590 C	N 8809	S 8781	9.50	53.00	8.40
2013	16848 C	N 8425	S 8423	9.50	54.10	8.20
2012	16525 C	N 8260	S 8265	9.50	54.10	8.30
2011	16409 C	N 8200	S 8209	9.50	53.60	8.40
2010	15600 F	N 7800	S 7800	10.44	53.42	7.30
2009	16293 C	N 8148	S 8145	10.44	53.42	7.30
2008	15862 C	N 7936	S 7926	10.56	52.00	7.60
2007	16665 C	N 8337	S 8328	10.12	52.76	8.10
2006	16772 C	N 8374	S 8398	10.41	53.27	8.50
2005	17003 C	N 8509	S 8494	10.60	52.60	7.50
2004	17597 C	N 8804	S 8793	10.40	51.80	6.50
2003	17591 C	N 8787	S 8804	10.30	56.30	2.50
2002	17388 C	N 8679	S 8709	10.10	52.30	11.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

QUALIFICATIONS

TO: Monroe County

FROM: Scott Israelson, P.E., PTOE

DATE: 15 June 2018

RE: Qualifications

In accordance with the *Monroe County Traffic Report Guidelines Manual*, this signed letter serves as a statement that I am a licensed professional engineer and certified professional traffic operations engineer. I have over 24 years of experience in the field of traffic engineering, and have performed hundreds of traffic impact studies across the nation. I am responsible for the contents of the report.

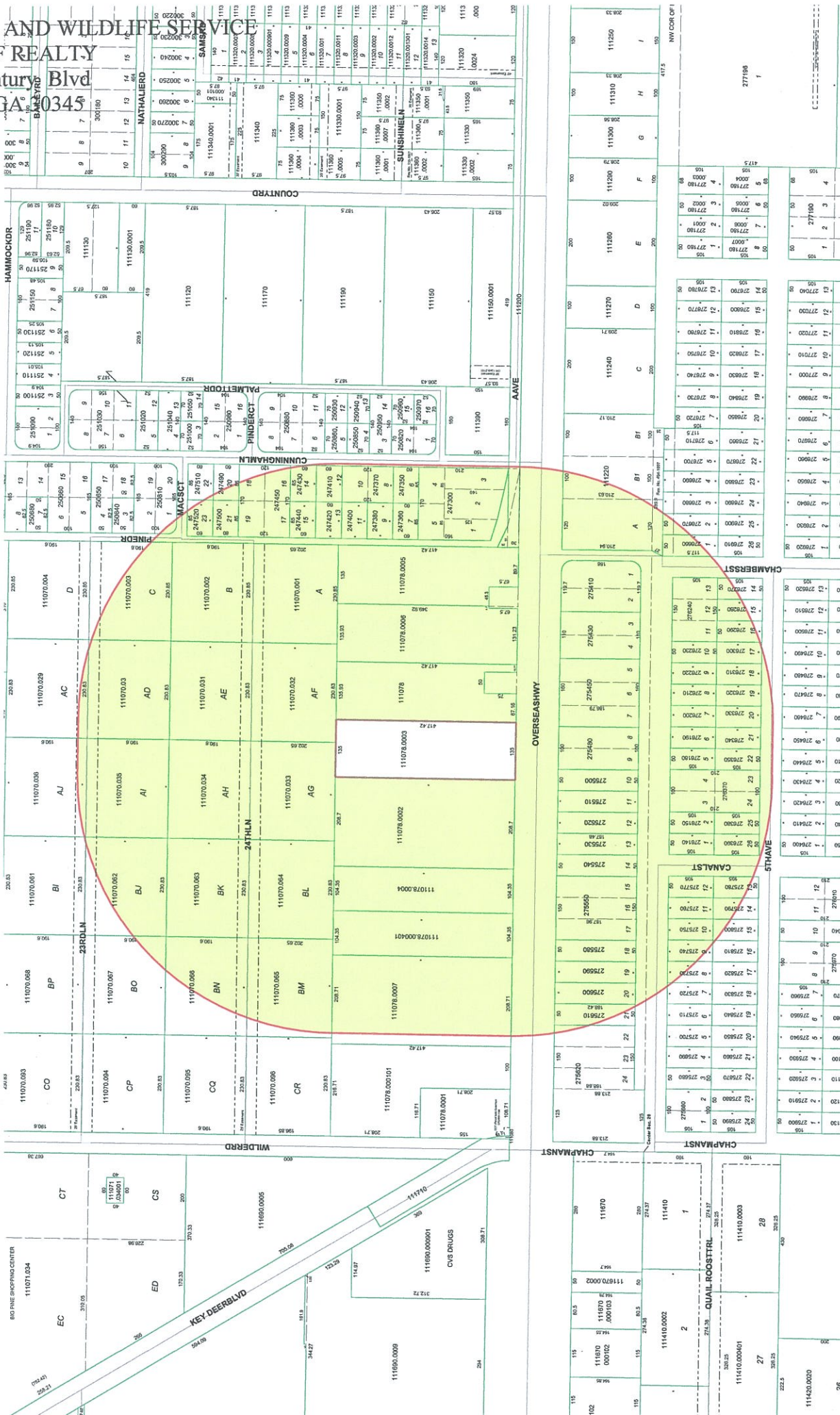
Your review and approval of this Traffic Impact Study is greatly appreciated.

Yours very truly,



Scott P. Israelson, P.E., PTOE

US FISH AND WILDLIFE SERVICE
DEPT OF REALTY
1875 Century Blvd
Atlanta, GA 30345



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C/O ROBERTS LOLA M
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ROMEO WILLIAM
5318 VIRGINIA AVE
CHARLESTON,WV 25304 ✓

ROUSH JOHN J
58 Cunningham Ln
Big Pine Key,FL 33043 ✓

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WILDLIFE
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BEAL RICHARD C
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BOARD OF COUNTY COMMISSIONERS
OF MONROE
500 Whitehead St
Key West,FL 33040 ✓
*****EMAIL*****

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3900 COMMONWEALTH BLVD
TALLAHASSEE,FL 32399 ✓

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C B SCHMITT REAL ESTATE CO INC
11100 OVERSEAS HWY
MARATHON,FL 33050 ✓

CAMERE REALTY TRUST 1/29/2018
PO Box 682
Northborough,MA 1532 ✓

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CORAL GABLES,FL 33134 ✓

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Marathon,FL 33050 ✓

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CUTLER CHARLES AND LOIS
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BANKSTON,AL 35542 ✓

ETMANCZYK JOHN H
P O BOX 436
BIG PINE KEY,FL 33043 ✓

HEATER ROBERT
568 Almond Ln
Big Pine Key,FL 33043 ✓

KEYS AFFORDABLE DEVELOPMENT II
LLC
522 S HUNT CLUB BLVD STE 228
APOPKA,FL 32703 ✓

LANDCO LLC
97 WEST OKEECHOBEE RD
HIALEAH,FL 33010 ✓

LEISNER STANLEY E ESTATE
C/O LEISNER EFIGENIA P/R
1716 CATHERINE ST
KEY WEST,FL 33040 ✓

LEVINE DAVID T
324 READING RD
CINCINNATI,OH 45202 ✓

MARCO WALK LLC
7860 Peters Rd
Plantation,FL 33324 ✓

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BIG PINE KEY,FL 33043 ✓

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29049 Geranium Dr
Big Pine Key,FL 33043 ✓

SCHARCH JOHN BRUCE DEC OF TRUST
DTD 7/28/2000
3070 SPRING LAKE HWY
BROOKSVILLE,FL 34602 ✓

SMITH PAUL JOSPEH
800 NE 3RD ST
BOYNTON BEACH,FL 33435 ✓

MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY
1200 TRUMAN AVE STE 207
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TIITF
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3900 COMMONWEALTH BLVD
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*Dup

OSHEA BONNIE J
184 Farmington Rd
Rochester,NH 3867 ✓

Additional Information added to File 2018-126

End of Additional File 2018-126